

# Unit 1705 - Quadomain Britannia

1705 - 2401 S Ocean Dr, Hollywood Beach, FL, Broward 33019

## Unit Information

MLS Number: RX-10985264  
 Status: Active  
 Size: 1,230 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Assigned,Covered  
 View:  
 List Price: \$495,000  
 List PPSF: \$402  
 Valuated Price: \$483,000  
 Valuated PPSF: \$386

*The above valuated price is a baseline figure that does not take into account any specific renovation, upgrade, split, merge, or deterioration of the unit.*

## Building Information

Number of units: 203  
 Number of active listings for rent: 13  
 Number of active listings for sale: 13  
 Building inventory for sale: 6%  
 Number of sales over the last 12 months: 11  
 Number of sales over the last 6 months: 6  
 Number of sales over the last 3 months: 3

## Building Association Information

Quadomain Condominium Association Inc  
 2201 South Ocean Drive # 2  
 Hollywood, FL 33019  
 (954) 921-8902

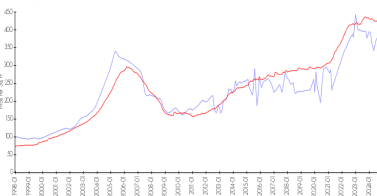
[http://www.quadomainweb.com/quadomain/outside\\_home.asp](http://www.quadomainweb.com/quadomain/outside_home.asp)

## Recent Sales

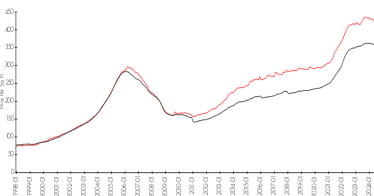
Unit #	Size	Closing Date	Sale Price	PPSF
2104	1,290 sq ft	Nov 2024	\$470,000	\$364
1905	1,250 sq ft	Sep 2024	\$456,800	\$365
607	1,240 sq ft	Aug 2024	\$371,000	\$299
604	1,290 sq ft	Aug 2024	\$420,000	\$326
1503	1,400 sq ft	Aug 2024	\$625,000	\$446

## Market Information

Quadomain Britannia vs Hollywood Beach



Hollywood Beach vs Broward



Quadomain Britannia:	\$385/sq. ft.	Hollywood Beach:	\$422/sq. ft.
Hollywood Beach:	\$422/sq. ft.	Broward:	\$339/sq. ft.

## Inventory for Sale

Quadomain Britannia: 6%  
 Hollywood Beach: 7%  
 Broward: 4%



## **Avg. Time to Close Over Last 12 Months**

Quadomain Britannia	106 days
Hollywood Beach	86 days
Broward	74 days