

Unit 403 - Quadomain Tower 4

403 - 2101 S Ocean Dr, Hollywood, FL, Broward 33019

Unit Information

MLS Number: F10411242
 Status: Active Under Contract
 Size: 1,500 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: 1 Space,Assigned Parking,Guest Parking
 View: Ocean View,Other View
 List Price: \$445,000
 List PPSF: \$297
 Valuated Price: \$520,000
 Valuated PPSF: \$347

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: 205
 Number of active listings for rent: 0
 Number of active listings for sale: 9
 Building inventory for sale: 4%
 Number of sales over the last 12 months: 5
 Number of sales over the last 6 months: 3
 Number of sales over the last 3 months: 1

Building Association Information

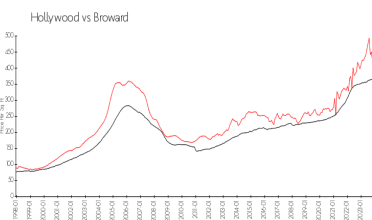
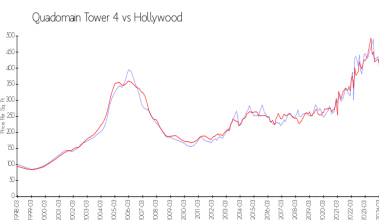
Quadomain Condominium Association Inc
 2201 South Ocean Drive # 2
 Hollywood, FL 33019
 (954) 921-8902

<http://www.quadomainweb.com/quadomain/home.asp>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1704	1,050 sq ft	Apr 2024	\$491,000	\$468
1006	980 sq ft	Feb 2024	\$345,000	\$352
2802	980 sq ft	Nov 2023	\$458,000	\$467
701	1,400 sq ft	Nov 2023	\$585,000	\$418
1605	1,100 sq ft	May 2023	\$510,000	\$464

Market Information



Quadomain Tower 4: \$386/sq. ft.
 Hollywood: \$405/sq. ft.

Hollywood: \$405/sq. ft.
 Broward: \$351/sq. ft.

Inventory for Sale

Quadomain Tower 4: 4%
 Hollywood: 3%



Broward

4%

Avg. Time to Close Over Last 12 Months

Quadomain Tower 4

109 days

Hollywood

95 days

Broward

67 days