

Unit 2101 - Quadomain Catania

2101 - 2301 S Ocean Dr, Hollywood Beach, FL, Broward 33019

Unit Information

MLS Number:	F10416143
Status:	Active Under Contract
Size:	1,460 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Covered Parking
View:	Ocean View, Direct Ocean
List Price:	\$650,000
List PPSF:	\$445
Valuated Price:	\$697,000
Valuated PPSF:	\$516

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:	5
Number of active listings for sale:	5
Building inventory for sale:	2%
Number of sales over the last 12 months:	4
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	0

Building Association Information

Quadomain Condominium Association Inc
 U2201 South Ocean Drive # 2
 Hollywood, FL 33019
 (954) 921-8902

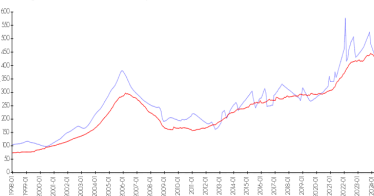
http://www.quadomainweb.com/quadomain/outside_home.asp

Recent Sales

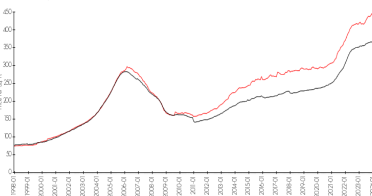
Unit #	Size	Closing Date	Sale Price	PPSF
308	1,090 sq ft	Dec 2023	\$490,000	\$450
1208	1,090 sq ft	Dec 2023	\$577,000	\$529
1007	1,240 sq ft	Jul 2023	\$650,000	\$524
2003	1,400 sq ft	Jun 2023	\$750,000	\$536

Market Information

Quadomain Catania vs Hollywood Beach



Hollywood Beach vs Broward



Quadomain Catania: \$432/sq. ft.
 Hollywood Beach: \$426/sq. ft.

Hollywood Beach: \$426/sq. ft.
 Broward: \$351/sq. ft.

Inventory for Sale

Quadomain Catania	2%
Hollywood Beach	5%
Broward	4%



Avg. Time to Close Over Last 12 Months

Quadomain Catania	90 days
Hollywood Beach	86 days
Broward	67 days