

Unit 2 B - Hemispheres Bay South

2 B - 1985 S Ocean Dr, Hallandale Beach, FL, Broward 33009

Unit Information

| | |
|-----------------|-------------------------------------|
| MLS Number: | A11507299 |
| Status: | Active |
| Size: | 870 Sq ft. |
| Bedrooms: | 1 |
| Full Bathrooms: | 1 |
| Half Bathrooms: | 1 |
| Parking Spaces: | 1 Space,Guest Parking,Other Parking |
| View: | |
| List Price: | \$345,000 |
| List PPSF: | \$397 |
| Valuated Price: | \$243,000 |
| Valuated PPSF: | \$279 |

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: | 331 |
| Number of active listings for rent: | 7 |
| Number of active listings for sale: | 22 |
| Building inventory for sale: | 6% |
| Number of sales over the last 12 months: | 13 |
| Number of sales over the last 6 months: | 10 |
| Number of sales over the last 3 months: | 6 |

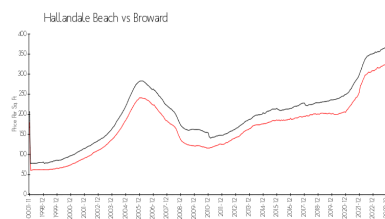
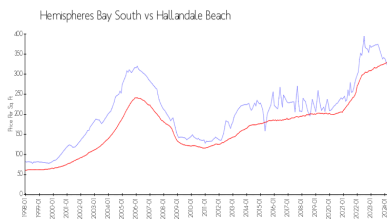
Building Association Information

Hemisphere Condominium
(954) 454-2623

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| PHH | 1,240 sq ft | May 2024 | \$725,000 | \$585 |
| 16B | 870 sq ft | May 2024 | \$315,000 | \$362 |
| 3D | 870 sq ft | Apr 2024 | \$25,000 | \$29 |
| 11L | 870 sq ft | Mar 2024 | \$255,000 | \$293 |
| 20C | 870 sq ft | Mar 2024 | \$315,000 | \$362 |
| MK | 870 sq ft | Mar 2024 | \$239,900 | \$276 |

Market Information



| | | | |
|------------------------|---------------|-------------------|---------------|
| Hemispheres Bay South: | \$323/sq. ft. | Hallandale Beach: | \$325/sq. ft. |
| Hallandale Beach: | \$325/sq. ft. | Broward: | \$351/sq. ft. |

Inventory for Sale

| | |
|-----------------------|----|
| Hemispheres Bay South | 7% |
| Hallandale Beach | 4% |
| Broward | 4% |



Avg. Time to Close Over Last 12 Months

| | |
|-----------------------|---------|
| Hemispheres Bay South | 95 days |
| Hallandale Beach | 76 days |
| Broward | 67 days |