

Unit 12 C - Hemispheres Bay North

12 C - 1965 S Ocean Dr, Hallandale Beach, FL, Broward 33009

Unit Information

MLS Number: A11514690
 Status: Active
 Size: 798 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms:
 Parking Spaces: 1 Space, Open Space Parking, Valet Parking
 View:
 List Price: \$320,000
 List PPSF: \$401
 Valuated Price: \$286,000
 Valuated PPSF: \$358

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: 307
 Number of active listings for rent: 5
 Number of active listings for sale: 21
 Building inventory for sale: 6%
 Number of sales over the last 12 months: 17
 Number of sales over the last 6 months: 8
 Number of sales over the last 3 months: 4

Building Association Information

Hemisphere Condominium
 (954) 454-2623

Recent Sales

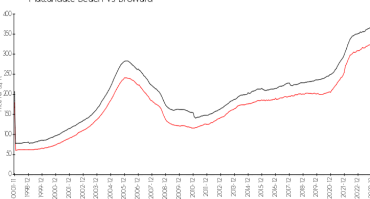
Unit #	Size	Closing Date	Sale Price	PPSF
6R	1,275 sq ft	May 2024	\$310,000	\$243
7B	798 sq ft	Apr 2024	\$250,000	\$313
15F	1,275 sq ft	Apr 2024	\$430,000	\$337
2M	798 sq ft	Mar 2024	\$250,000	\$313
3G	1,275 sq ft	Feb 2024	\$325,000	\$255

Market Information

Hemispheres Bay North vs Hallandale Beach



Hallandale Beach vs Broward

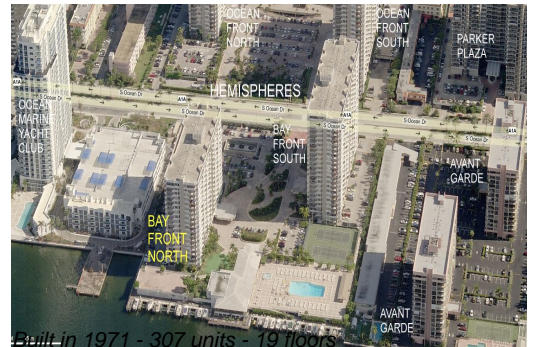


Hemispheres Bay North: \$348/sq. ft.
 Hallandale Beach: \$325/sq. ft.

Hallandale Beach: \$325/sq. ft.
 Broward: \$351/sq. ft.

Inventory for Sale

Hemispheres Bay North: 7%
 Hallandale Beach: 4%
 Broward: 4%



Avg. Time to Close Over Last 12 Months

Hemispheres Bay North	105 days
Hallandale Beach	76 days
Broward	67 days