

Unit 18 B - Hemispheres Ocean North

18 B - 1950 S Ocean Dr, Hallandale Beach, FL, Broward 33009

Unit Information

MLS Number: A11563770
 Status: Active Under Contract
 Size: 870 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms: 1
 Parking Spaces: 1 Space
 View:
 List Price: \$369,900
 List PPSF: \$425
 Valuated Price: \$360,000
 Valuated PPSF: \$414

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: 3
 Number of active listings for sale: 9
 Building inventory for sale: 2%
 Number of sales over the last 12 months: 11
 Number of sales over the last 6 months: 4
 Number of sales over the last 3 months: 2

Building Association Information

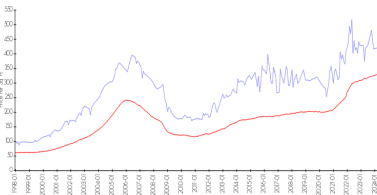
Hemispheres Condominium Association
 (954) 458-7144

Recent Sales

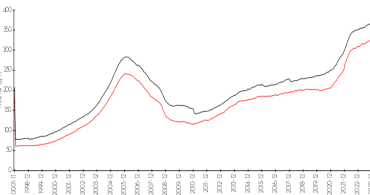
Unit #	Size	Closing Date	Sale Price	PPSF
6H	1,240 sq ft	May 2024	\$430,000	\$347
8J	1,240 sq ft	Apr 2024	\$527,500	\$425
16M	870 sq ft	Dec 2023	\$375,000	\$431
11D	870 sq ft	Dec 2023	\$350,000	\$402
MC	870 sq ft	Oct 2023	\$295,000	\$339
17F	1,340 sq ft	Oct 2023	\$610,000	\$455
10C	870 sq ft	Oct 2023	\$465,000	\$534

Market Information

Hemispheres Ocean North vs Hallandale Beach



Hallandale Beach vs Broward



Hemispheres Ocean North: \$421/sq. ft.
 Hallandale Beach: \$325/sq. ft.

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

Inventory for Sale

Hemispheres Ocean North: 3%
 Hallandale Beach: 4%
 Broward: 4%



Avg. Time to Close Over Last 12 Months

Hemispheres Ocean North	99 days
Hallandale Beach	76 days
Broward	67 days