

Unit 4 D - Hemispheres Bay North

4 D - 1965 S Ocean Dr, Hallandale Beach, FL, Broward 33009

Unit Information

MLS Number:	A11037759
Status:	Cancelled
Size:	798 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	Open Space Parking,Valet Parking
View:	
List Price:	\$299,000
List PPSF:	\$375
Valuated Price:	\$253,000
Valuated PPSF:	\$317

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:	18
Building inventory for sale:	5%
Number of sales over the last 12 months:	16
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	4

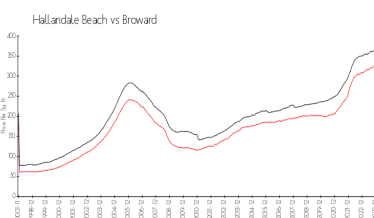
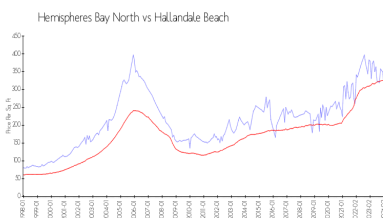
Building Association Information

Hemisphere Condominium
(954) 454-2623

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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
8M	798 sq ft	Jan 2024	\$240,000	\$301

Market Information

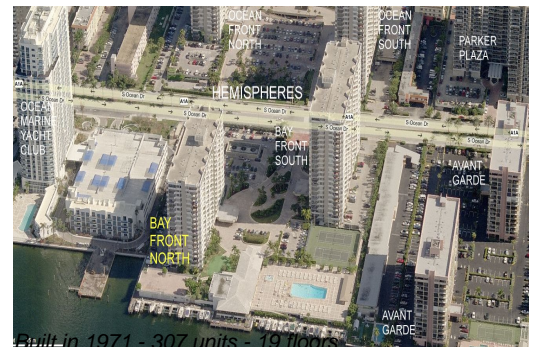


Hemispheres Bay North:	\$348/sq. ft.	Hallandale Beach:	\$326/sq. ft.
Hallandale Beach:	\$326/sq. ft.	Broward:	\$348/sq. ft.

Inventory for Sale

Hemispheres Bay North	6%
Hallandale Beach	4%
Broward	3%

Avg. Time to Close Over Last 12 Months



Hemispheres Bay North	108 days
Hallandale Beach	75 days
Broward	66 days