

# Unit 4 D - Hemispheres Bay North

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

## Unit Information

MLS Number:	A11037759
Status:	Active
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:	\$281,000
Valuated PPSF:	\$352

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:	20
Building inventory for sale:	6%
Number of sales over the last 12 months:	16
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	3

## Building Association Information

Hemisphere Condominium  
(954) 454-2623

## Recent Sales

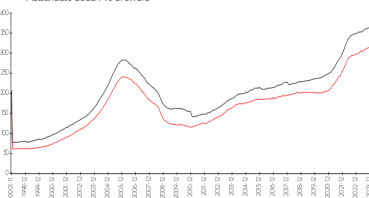
Unit #	Size	Closing Date	Sale Price	PPSF
2M	798 sq ft	Mar 2024	\$250,000	\$313
3G	1,275 sq ft	Feb 2024	\$325,000	\$255
8M	798 sq ft	Jan 2024	\$240,000	\$301
9H	545 sq ft	Nov 2023	\$215,000	\$394
ME	798 sq ft	Nov 2023	\$225,000	\$282

## Market Information

Hemispheres Bay North vs Hallandale Beach



Hallandale Beach vs Broward

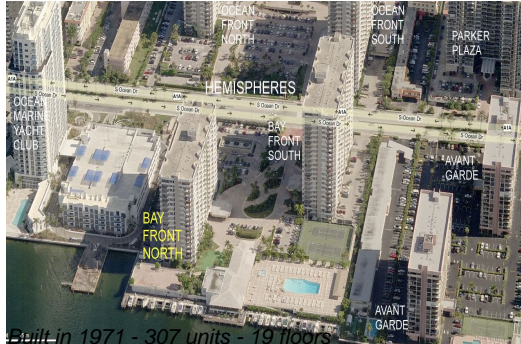


Hemispheres Bay North:	\$386/sq. ft.	Hallandale Beach:	\$319/sq. ft.
Hallandale Beach:	\$319/sq. ft.	Broward:	\$349/sq. ft.

## Inventory for Sale

Hemispheres Bay North	7%
Hallandale Beach	4%
Broward	3%

## Avg. Time to Close Over Last 12 Months



Hemispheres Bay North  
Hallandale Beach  
Broward

113 days  
75 days  
66 days