

# Unit PH K - Hemispheres Bay South

PH K - 1985 S Ocean Dr, Hallandale Beach, FL, Broward 33009

## Unit Information

MLS Number:	A11269568
Status:	Active
Size:	870 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space,Valet Parking
View:	
List Price:	\$359,000
List PPSF:	\$413
Valuated Price:	\$361,000
Valuated PPSF:	\$415

*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:	20
Building inventory for sale:	6%
Number of sales over the last 12 months:	11
Number of sales over the last 6 months:	9
Number of sales over the last 3 months:	4

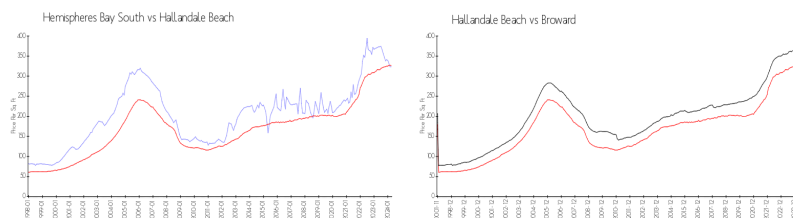
## Building Association Information

Hemisphere Condominium  
(954) 454-2623

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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
5M	870 sq ft	Jan 2024	\$272,000	\$313
PHA	870 sq ft	Jan 2024	\$285,000	\$328

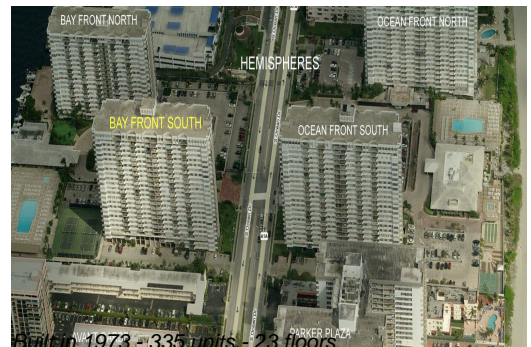
## Market Information



Hemispheres Bay South:	\$324/sq. ft.	Hallandale Beach:	\$326/sq. ft.
Hallandale Beach:	\$326/sq. ft.	Broward:	\$348/sq. ft.

## Inventory for Sale

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



### **Avg. Time to Close Over Last 12 Months**

Hemispheres Bay South	88 days
Hallandale Beach	75 days
Broward	66 days