

Unit 14 M - Hemispheres Bay North

14 M - 1965 S Ocean Dr, Hallandale Beach, FL, Broward 33009

Unit Information

MLS Number:	A11337283
Status:	Active Under Contract
Size:	798 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space,Guest Parking,Open Space Parking
View:	
List Price:	\$338,500
List PPSF:	\$424
Valuated Price:	\$254,000
Valuated PPSF:	\$318

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

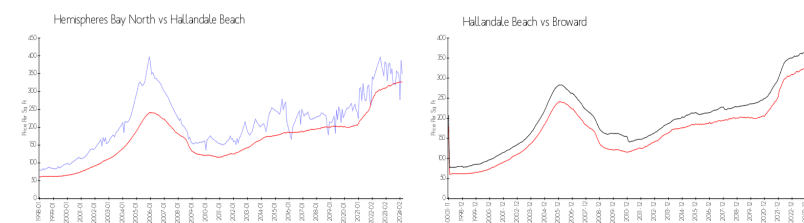
Building Association Information

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

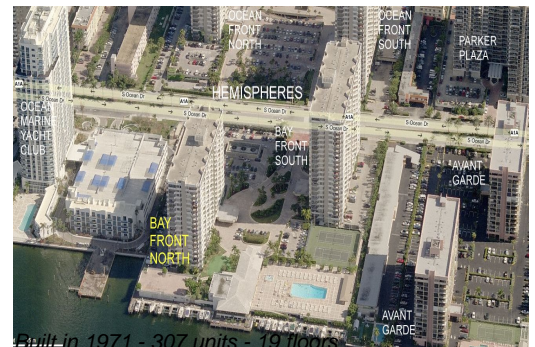
Market Information



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	67 days