

# Unit 6 G - Hemispheres Ocean North

6 G - 1950 S Ocean Dr, Hallandale Beach, FL, Broward 33009

## Unit Information

MLS Number:	A11526584
Status:	Active
Size:	1,240 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	2
Parking Spaces:	1 Space,Assigned Parking,Valet Parking
View:	
List Price:	\$585,000
List PPSF:	\$472
Valuated Price:	\$518,000
Valuated PPSF:	\$418

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

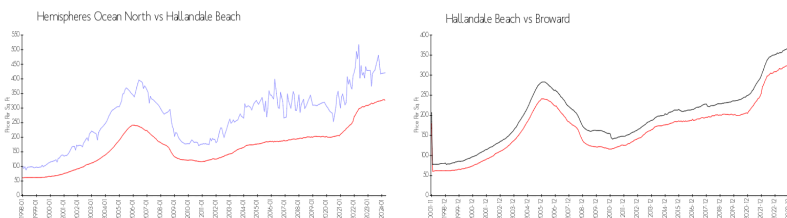
## Building Association Information

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

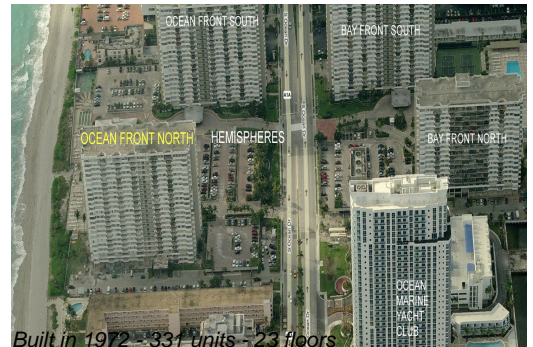


Hemispheres Ocean North: \$421/sq. ft.  
Hallandale Beach: \$325/sq. ft.

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Broward: \$353/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	77 days
Broward	68 days