

# Unit 4 B - Hemispheres Bay North

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

## Unit Information

MLS Number:	A11564107
Status:	Active
Size:	798 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space,Valet Parking
View:	
Rental Price:	\$2,000
List PPSF:	\$3
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.*

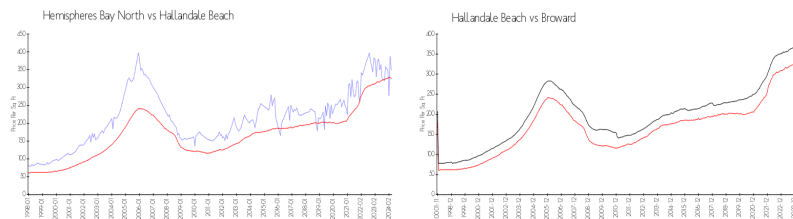
## Building Information

Number of units:	307
Number of active listings for rent:	5
Number of active listings for sale:	21
Building inventory for sale:	6%
Number of sales over the last 12 months:	17
Number of sales over the last 6 months:	8
Number of sales over the last 3 months:	4

## Building Association Information

Hemisphere Condominium  
(954) 454-2623

## Market Information



Hemispheres Bay North:	\$348/sq. ft.	Hallandale Beach:	\$325/sq. ft.
Hallandale Beach:	\$325/sq. ft.	Broward:	\$351/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months

Hemispheres Bay North	105 days
Hallandale Beach	76 days
Broward	67 days

