

# Unit 2 G - Hemispheres Bay North

2 G - 1965 S Ocean Dr, Hallandale Beach, FL, Broward 33009

## Unit Information

MLS Number: A11567926  
 Status: Active  
 Size: 1,275 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Valet Parking  
 View: Ocean View  
 Rental Price: \$3,350  
 List PPSF: \$3  
 Valuated Price: \$450,000  
 Valuated PPSF: \$353

*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.*

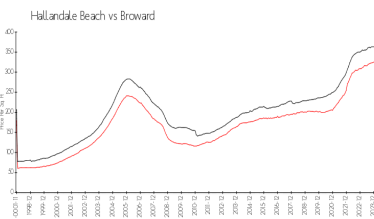
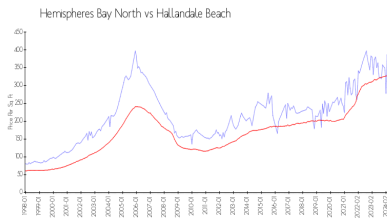
## Building Information

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

## 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: 76 days  
 Broward: 67 days

