

# Unit 5 H - Hemispheres Bay North

5 H - 1965 S Ocean Dr, Hallandale Beach, FL, Broward 33009

## Unit Information

|                 |            |
|-----------------|------------|
| MLS Number:     | A11578254  |
| Status:         | Active     |
| Size:           | 545 Sq ft. |
| Bedrooms:       |            |
| Full Bathrooms: | 1          |
| Half Bathrooms: |            |
| Parking Spaces: | 1 Space    |
| View:           |            |
| List Price:     | \$235,000  |
| List PPSF:      | \$431      |
| Valuated Price: | \$166,000  |
| Valuated PPSF:  | \$305      |

*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:      | 22  |
| Building inventory for sale:             | 7%  |
| Number of sales over the last 12 months: | 20  |
| Number of sales over the last 6 months:  | 11  |
| Number of sales over the last 3 months:  | 8   |

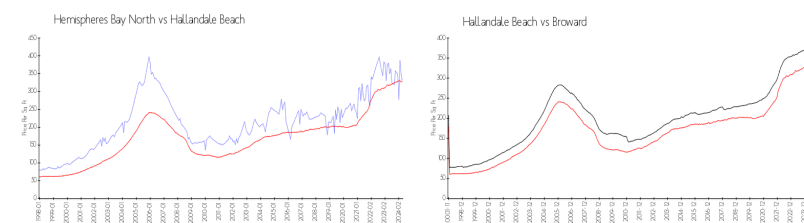
## Building Association Information

Hemisphere Condominium  
(954) 454-2623

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 8K     | 1,171 sq ft | Jun 2024     | \$330,000  | \$282 |
| 5B     | 798 sq ft   | Jun 2024     | \$310,000  | \$388 |
| 3F     | 1,275 sq ft | May 2024     | \$318,000  | \$249 |
| 6R     | 1,275 sq ft | May 2024     | \$310,000  | \$243 |
| 7B     | 798 sq ft   | Apr 2024     | \$250,000  | \$313 |
| 15F    | 1,275 sq ft | Apr 2024     | \$430,000  | \$337 |

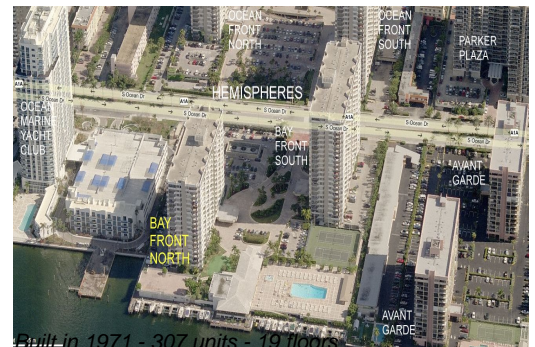
## Market Information



|                        |               |                   |               |
|------------------------|---------------|-------------------|---------------|
| Hemispheres Bay North: | \$331/sq. ft. | Hallandale Beach: | \$328/sq. ft. |
| Hallandale Beach:      | \$328/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 | 99 days |
| Hallandale Beach      | 76 days |
| Broward               | 69 days |