

# Unit 2 J - Hemispheres Bay North

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

## Unit Information

MLS Number:	A11585102
Status:	Active
Size:	545 Sq ft.
Bedrooms:	
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking
View:	
List Price:	\$227,000
List PPSF:	\$417
Valuated Price:	\$161,000
Valuated PPSF:	\$295

*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

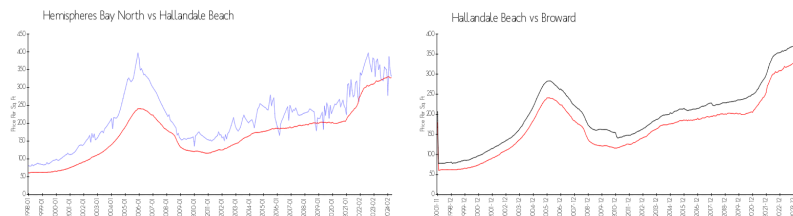
## Building Association Information

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

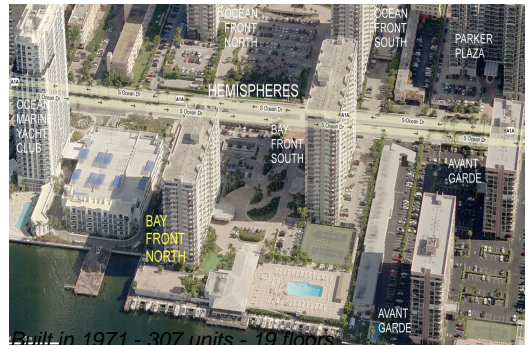
## Market Information



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