

Unit 8 G - Hemispheres Bay South

8 G - 1985 S Ocean Dr, Hallandale Beach, FL, Broward 33009

Unit Information

MLS Number:	A11593234
Status:	Active
Size:	1,240 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Covered Parking
View:	
List Price:	\$499,000
List PPSF:	\$402
Valuated Price:	\$380,000
Valuated PPSF:	\$306

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:	7
Number of active listings for sale:	21
Building inventory for sale:	6%
Number of sales over the last 12 months:	14
Number of sales over the last 6 months:	9
Number of sales over the last 3 months:	5

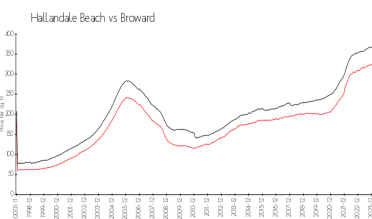
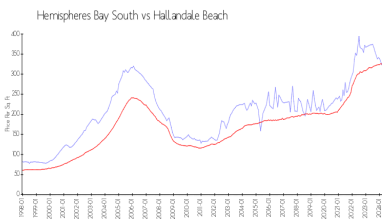
Building Association Information

Hemisphere Condominium
(954) 454-2623

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
6F	1,340 sq ft	Jul 2024	\$385,000	\$287
3M	870 sq ft	Jul 2024	\$285,000	\$328
11K	870 sq ft	Jun 2024	\$330,000	\$379
PHH	1,240 sq ft	May 2024	\$725,000	\$585
16B	870 sq ft	May 2024	\$315,000	\$362

Market Information

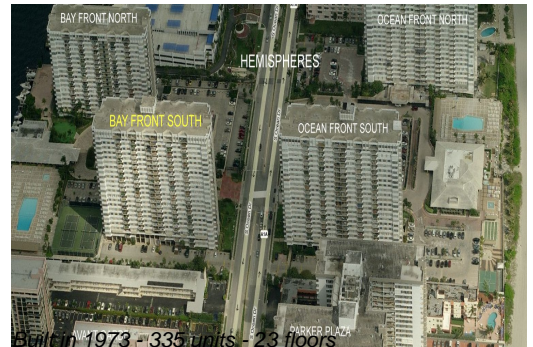


Hemispheres Bay South:	\$334/sq. ft.	Hallandale Beach:	\$321/sq. ft.
Hallandale Beach:	\$321/sq. ft.	Broward:	\$349/sq. ft.

Inventory for Sale

Hemispheres Bay South	6%
Hallandale Beach	4%
Broward	4%

Avg. Time to Close Over Last 12 Months



Hemispheres Bay South
Hallandale Beach
Broward

107 days
74 days
70 days