

Unit 2 F - Hemispheres Bay North

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

Unit Information

MLS Number: A11597934
 Status: Active
 Size: 1,275 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: Covered Parking
 View:
 List Price: \$399,000
 List PPSF: \$313
 Valuated Price: \$347,000
 Valuated PPSF: \$272

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: 21
 Number of sales over the last 6 months: 11
 Number of sales over the last 3 months: 8

Building Association Information

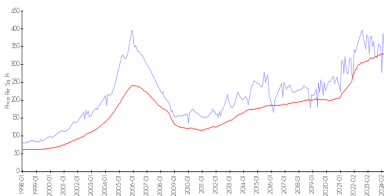
Hemisphere Condominium
 (954) 454-2623

Recent Sales

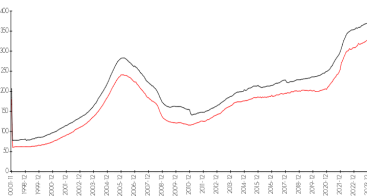
Unit #	Size	Closing Date	Sale Price	PPSF
8K	1,171 sq ft	Jun 2024	\$330,000	\$282
5B	798 sq ft	Jun 2024	\$310,000	\$388
3F	1,275 sq ft	May 2024	\$318,000	\$249
6R	1,275 sq ft	May 2024	\$310,000	\$243
7B	798 sq ft	Apr 2024	\$250,000	\$313
15F	1,275 sq ft	Apr 2024	\$430,000	\$337

Market Information

Hemispheres Bay North vs Hallandale Beach



Hallandale Beach vs Broward

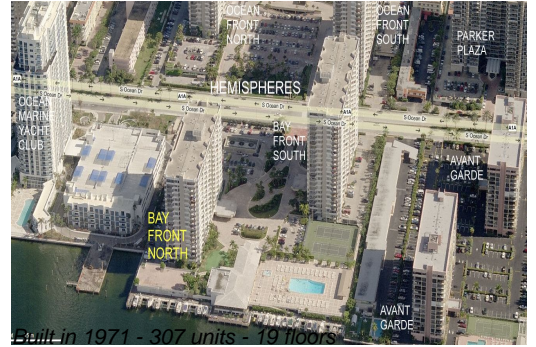


Hemispheres Bay North: \$331/sq. ft.
 Hallandale Beach: \$328/sq. ft.

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	107 days
Hallandale Beach	77 days
Broward	69 days