

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: | \$394,000 |
| Valuated PPSF: | \$309 |

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

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|--|-----|
| Number of units: | 307 |
| Number of active listings for rent: | 5 |
| Number of active listings for sale: | 19 |
| Building inventory for sale: | 6% |
| Number of sales over the last 12 months: | 16 |
| Number of sales over the last 6 months: | 9 |
| Number of sales over the last 3 months: | 1 |

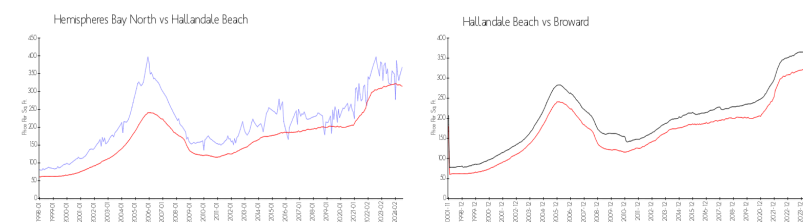
Building Association Information

Hemisphere Condominium
(954) 454-2623

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| L-D | 798 sq ft | Aug 2024 | \$213,000 | \$267 |
| 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 |

Market Information



| | | | |
|------------------------|---------------|-------------------|---------------|
| Hemispheres Bay North: | \$377/sq. ft. | Hallandale Beach: | \$315/sq. ft. |
| Hallandale Beach: | \$315/sq. ft. | Broward: | \$351/sq. ft. |

Inventory for Sale

| | |
|-----------------------|----|
| Hemispheres Bay North | 6% |
| Hallandale Beach | 5% |
| Broward | 4% |

Avg. Time to Close Over Last 12 Months

| | |
|-----------------------|----------|
| Hemispheres Bay North | 121 days |
| Hallandale Beach | 77 days |
| Broward | 72 days |

