

# Unit 9 L - Hemispheres Bay North

9 L - 1965 S Ocean Dr, Hallandale Beach, FL, Broward 33009

## Unit Information

MLS Number: A11598622  
 Status: Active  
 Size: 545 Sq ft.  
 Bedrooms:  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$226,000  
 List PPSF: \$415  
 Valuated Price: \$173,000  
 Valuated PPSF: \$317

*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

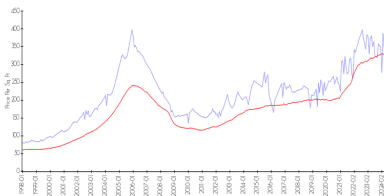
Hemisphere Condominium  
 (954) 454-2623

## Recent Sales

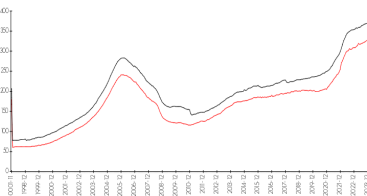
Unit #	Size	Closing Date	Sale Price	PPSF
8K	1,171 sq ft	Jun 2024	\$330,000	\$282
5B	798 sq ft	Jun 2024	\$310,000	\$388
3F	1,275 sq ft	May 2024	\$318,000	\$249
6R	1,275 sq ft	May 2024	\$310,000	\$243
7B	798 sq ft	Apr 2024	\$250,000	\$313
15F	1,275 sq ft	Apr 2024	\$430,000	\$337

## Market Information

Hemispheres Bay North vs Hallandale Beach



Hallandale Beach vs Broward

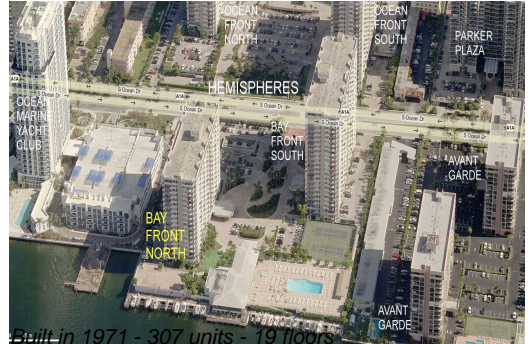


Hemispheres Bay North: \$331/sq. ft.  
 Hallandale Beach: \$328/sq. ft.

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