

# Unit 22 A - Hemispheres Ocean South

22 A - 1980 S Ocean Dr, Hallandale Beach, FL, Broward 33009

## Unit Information

|                 |                          |
|-----------------|--------------------------|
| MLS Number:     | A11605800                |
| Status:         | Active                   |
| Size:           | 870 Sq ft.               |
| Bedrooms:       | 1                        |
| Full Bathrooms: | 1                        |
| Half Bathrooms: | 1                        |
| Parking Spaces: | 1 Space,Assigned Parking |
| View:           |                          |
| List Price:     | \$379,000                |
| List PPSF:      | \$436                    |
| Valuated Price: | \$388,000                |
| Valuated PPSF:  | \$446                    |

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:                         | 327 |
| Number of active listings for rent:      | 4   |
| Number of active listings for sale:      | 12  |
| Building inventory for sale:             | 3%  |
| Number of sales over the last 12 months: | 11  |
| Number of sales over the last 6 months:  | 3   |
| Number of sales over the last 3 months:  | 0   |

## Building Association Information

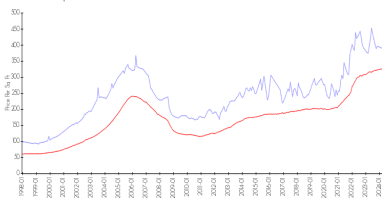
The hemisphere Condominium Association  
(954) 454-1876

## Recent Sales

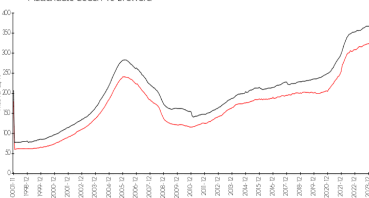
| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 18N    | 870 sq ft   | Feb 2024     | \$345,000  | \$397 |
| 5B     | 870 sq ft   | Feb 2024     | \$340,000  | \$391 |
| 16D    | 870 sq ft   | Feb 2024     | \$370,000  | \$425 |
| 16h    | 1,240 sq ft | Dec 2023     | \$400,000  | \$323 |
| 11L    | 870 sq ft   | Dec 2023     | \$280,000  | \$322 |

## Market Information

Hemispheres Ocean South vs Hallandale Beach



Hallandale Beach vs Broward



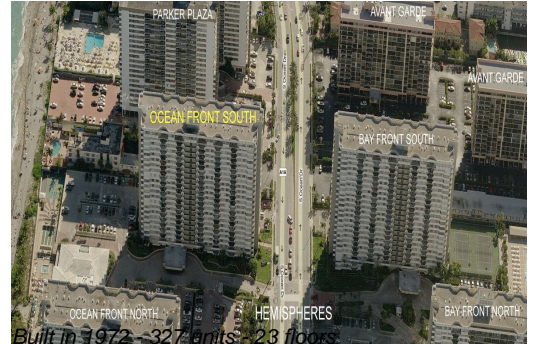
Hemispheres Ocean South: \$388/sq. ft.  
Hallandale Beach: \$321/sq. ft.

Hallandale Beach: \$321/sq. ft.  
Broward: \$349/sq. ft.

## Inventory for Sale

|                         |    |
|-------------------------|----|
| Hemispheres Ocean South | 4% |
| Hallandale Beach        | 4% |
| Broward                 | 4% |

## Avg. Time to Close Over Last 12 Months



Hemispheres Ocean South  
Hallandale Beach  
Broward

108 days  
74 days  
70 days