

# Unit 18 J - Hemispheres Bay North

18 J - 1965 S Ocean Dr, Hallandale Beach, FL, Broward 33009

## Unit Information

MLS Number: A11608393  
 Status: Active  
 Size: 545 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Assigned Parking  
 View:  
 List Price: \$254,000  
 List PPSF: \$466  
 Valuated Price: \$198,000  
 Valuated PPSF: \$363

*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: 19  
 Building inventory for sale: 6%  
 Number of sales over the last 12 months: 17  
 Number of sales over the last 6 months: 10  
 Number of sales over the last 3 months: 6

## Building Association Information

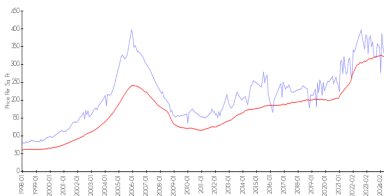
Hemisphere Condominium  
 (954) 454-2623

## Recent Sales

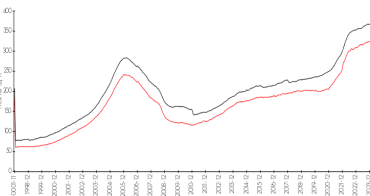
Unit #	Size	Closing Date	Sale Price	PPSF
8K	1,171 sq ft	Jun 2024	\$330,000	\$282
5B	798 sq ft	Jun 2024	\$310,000	\$388
3F	1,275 sq ft	May 2024	\$318,000	\$249
6R	1,275 sq ft	May 2024	\$310,000	\$243
7B	798 sq ft	Apr 2024	\$250,000	\$313
15F	1,275 sq ft	Apr 2024	\$430,000	\$337

## Market Information

Hemispheres Bay North vs Hallandale Beach



Hallandale Beach vs Broward

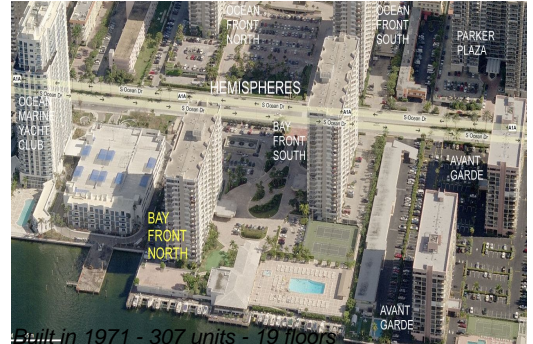


Hemispheres Bay North: \$347/sq. ft.  
 Hallandale Beach: \$321/sq. ft.

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

## Inventory for Sale

Hemispheres Bay North: 6%  
 Hallandale Beach: 4%  
 Broward: 4%



## **Avg. Time to Close Over Last 12 Months**

Hemispheres Bay North	107 days
Hallandale Beach	74 days
Broward	70 days