

# Unit 16 Q - Hemispheres Ocean North

16 Q - 1950 S Ocean Dr, Hallandale Beach, FL, Broward 33009

## Unit Information

|                 |                        |
|-----------------|------------------------|
| MLS Number:     | A11619047              |
| Status:         | Active                 |
| Size:           | 1,740 Sq ft.           |
| Bedrooms:       | 3                      |
| Full Bathrooms: | 2                      |
| Half Bathrooms: | 1                      |
| Parking Spaces: | 1 Space, Valet Parking |
| View:           |                        |
| List Price:     | \$1,100,000            |
| List PPSF:      | \$632                  |
| Valuated Price: | \$911,000              |
| Valuated PPSF:  | \$524                  |

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:                         | 331 |
| Number of active listings for rent:      | 3   |
| Number of active listings for sale:      | 13  |
| Building inventory for sale:             | 3%  |
| Number of sales over the last 12 months: | 9   |
| Number of sales over the last 6 months:  | 3   |
| Number of sales over the last 3 months:  | 2   |

## Building Association Information

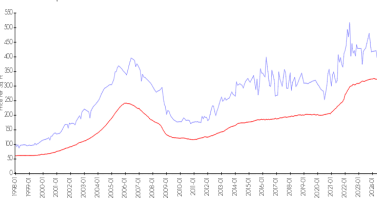
Hemispheres Condominium Association  
(954) 458-7144

## Recent Sales

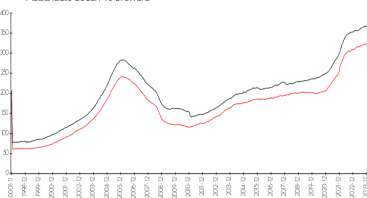
| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 15N    | 870 sq ft   | Jun 2024     | \$384,000  | \$441 |
| 6H     | 1,240 sq ft | May 2024     | \$430,000  | \$347 |
| 8J     | 1,240 sq ft | Apr 2024     | \$527,500  | \$425 |
| 16M    | 870 sq ft   | Dec 2023     | \$375,000  | \$431 |
| 11D    | 870 sq ft   | Dec 2023     | \$350,000  | \$402 |

## Market Information

Hemispheres Ocean North vs Hallandale Beach



Hallandale Beach vs Broward



|                          |               |                   |               |
|--------------------------|---------------|-------------------|---------------|
| Hemispheres Ocean North: | \$443/sq. ft. | Hallandale Beach: | \$321/sq. ft. |
| Hallandale Beach:        | \$321/sq. ft. | Broward:          | \$349/sq. ft. |

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months



Hemispheres Ocean North  
Hallandale Beach  
Broward

68 days  
74 days  
70 days