

Unit 2 C - Hemispheres Bay South

2 C - 1985 S Ocean Dr, Hallandale Beach, FL, Broward 33009

Unit Information

MLS Number: A11621997
 Status: Active
 Size: 870 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms: 1
 Parking Spaces: 1 Space, Additional Spaces Available, Assigned Parking, Guest Parking
 View:
 List Price: \$340,000
 List PPSF: \$391
 Valuated Price: \$239,000
 Valuated PPSF: \$275

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: 7
 Number of active listings for sale: 21
 Building inventory for sale: 6%
 Number of sales over the last 12 months: 14
 Number of sales over the last 6 months: 9
 Number of sales over the last 3 months: 5

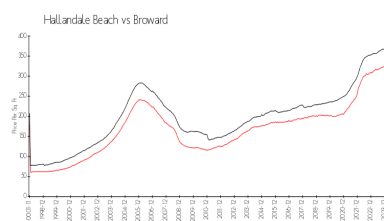
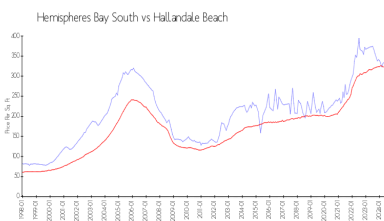
Building Association Information

Hemisphere Condominium
 (954) 454-2623

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
6F	1,340 sq ft	Jul 2024	\$385,000	\$287
3M	870 sq ft	Jul 2024	\$285,000	\$328
11K	870 sq ft	Jun 2024	\$330,000	\$379
PHH	1,240 sq ft	May 2024	\$725,000	\$585
16B	870 sq ft	May 2024	\$315,000	\$362

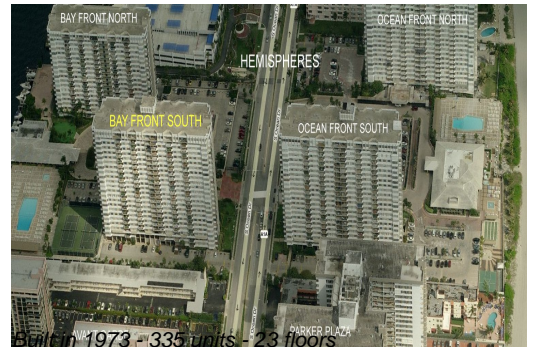
Market Information



Hemispheres Bay South: \$334/sq. ft.
 Hallandale Beach: \$321/sq. ft.
 Broward: \$349/sq. ft.

Inventory for Sale

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



Avg. Time to Close Over Last 12 Months

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