

Unit 2 E - Hemispheres Bay South

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

Unit Information

MLS Number: A11635776
 Status: Active
 Size: 1,780 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces: 1 Space, Valet Parking
 View:
 List Price: \$495,000
 List PPSF: \$278
 Valuated Price: \$585,000
 Valuated PPSF: \$329

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: 25
 Building inventory for sale: 7%
 Number of sales over the last 12 months: 17
 Number of sales over the last 6 months: 8
 Number of sales over the last 3 months: 5

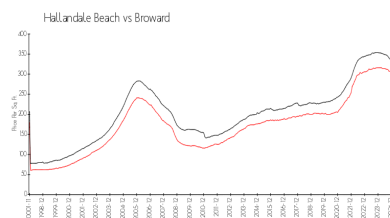
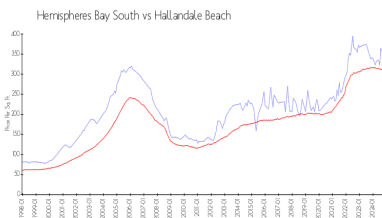
Building Association Information

Hemisphere Condominium
 (954) 454-2623

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
8P	1,380 sq ft	Jan 2025	\$342,000	\$248
19M	870 sq ft	Jan 2025	\$335,000	\$385
22P	1,380 sq ft	Dec 2024	\$550,000	\$399
2H	1,240 sq ft	Nov 2024	\$216,000	\$174
2L	870 sq ft	Nov 2024	\$215,000	\$247

Market Information



Hemispheres Bay South: \$380/sq. ft.
 Hallandale Beach: \$307/sq. ft.
 Hallandale Beach: \$307/sq. ft.
 Broward: \$334/sq. ft.

Inventory for Sale

Hemispheres Bay South: 8%
 Hallandale Beach: 6%
 Broward: 5%

Avg. Time to Close Over Last 12 Months

Hemispheres Bay South: 104 days
 Hallandale Beach: 83 days
 Broward: 78 days

