

# Unit 2 D - Hemispheres Bay North

2 D - 1965 S Ocean Dr, Hallandale Beach, FL, Broward 33009

## Unit Information

MLS Number: A11638155  
 Status: Active  
 Size: 798 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: Assigned Parking  
 View: Intracoastal View  
 Rental Price: \$2,350  
 List PPSF: \$3  
 Valuated Price: \$257,000  
 Valuated PPSF: \$322

*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

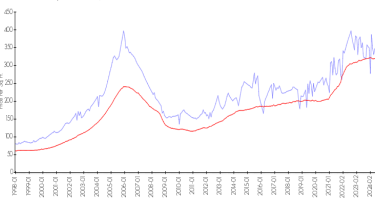
Number of units: 307  
 Number of active listings for rent: 5  
 Number of active listings for sale: 26  
 Building inventory for sale: 8%  
 Number of sales over the last 12 months: 14  
 Number of sales over the last 6 months: 7  
 Number of sales over the last 3 months: 2

## Building Association Information

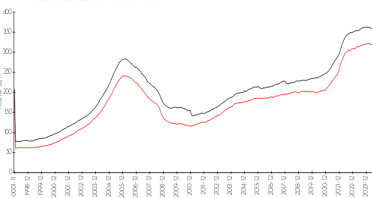
Hemisphere Condominium  
 (954) 454-2623

## Market Information

Hemispheres Bay North vs Hallandale Beach



Hallandale Beach vs Broward



Hemispheres Bay North:	\$361/sq. ft.	Hallandale Beach:	\$315/sq. ft.
Hallandale Beach:	\$315/sq. ft.	Broward:	\$339/sq. ft.

## Inventory for Sale

Hemispheres Bay North	8%
Hallandale Beach	5%
Broward	4%

## Avg. Time to Close Over Last 12 Months

Hemispheres Bay North	129 days
Hallandale Beach	80 days
Broward	74 days

