

# Unit 8 K - Hemispheres Ocean South

8 K - 1980 S Ocean Dr, Hallandale Beach, FL, Broward 33009

## Unit Information

MLS Number: A11645713  
 Status: Active  
 Size: 870 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space, Guest Parking  
 View:  
 List Price: \$325,000  
 List PPSF: \$374  
 Valuated Price: \$353,000  
 Valuated PPSF: \$406

*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: 327  
 Number of active listings for rent: 4  
 Number of active listings for sale: 28  
 Building inventory for sale: 8%  
 Number of sales over the last 12 months: 6  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 2

## Building Association Information

The hemisphere Condominium Association  
 (954) 454-1876

## Recent Sales

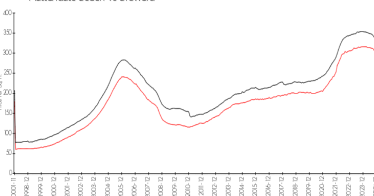
Unit #	Size	Closing Date	Sale Price	PPSF
19H	1,240 sq ft	Nov 2024	\$345,000	\$278
5G	1,240 sq ft	Nov 2024	\$420,000	\$339
6C	870 sq ft	Oct 2024	\$255,000	\$293
18N	870 sq ft	Feb 2024	\$345,000	\$397
5B	870 sq ft	Feb 2024	\$340,000	\$391
16D	870 sq ft	Feb 2024	\$370,000	\$425

## Market Information

Hemispheres Ocean South vs Hallandale Beach



Hallandale Beach vs Broward



Hemispheres Ocean South: \$405/sq. ft.  
 Hallandale Beach: \$307/sq. ft.

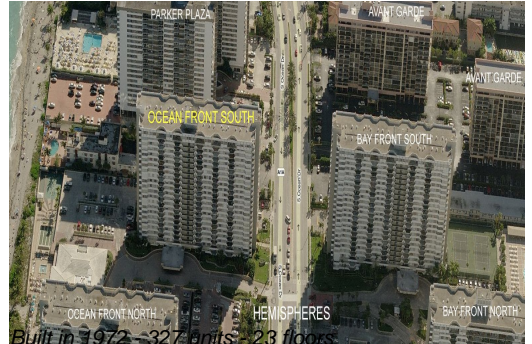
Hallandale Beach: \$307/sq. ft.  
 Broward: \$334/sq. ft.

## Inventory for Sale

Hemispheres Ocean South: 9%  
 Hallandale Beach: 6%  
 Broward: 5%

## Avg. Time to Close Over Last 12 Months

Hemispheres Ocean South: 122 days  
 Hallandale Beach: 83 days



Broward

78 days