

# Unit 3 J - Hemispheres Ocean North

3 J - 1950 S Ocean Dr, Hallandale Beach, FL, Broward 33009

## Unit Information

MLS Number:	A11649171
Status:	Active
Size:	1,240 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Valet Parking
View:	
List Price:	\$550,000
List PPSF:	\$444
Valuated Price:	\$483,000
Valuated PPSF:	\$390

*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:	16
Building inventory for sale:	4%
Number of sales over the last 12 months:	8
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	1

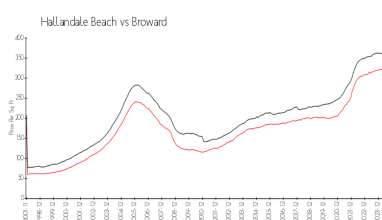
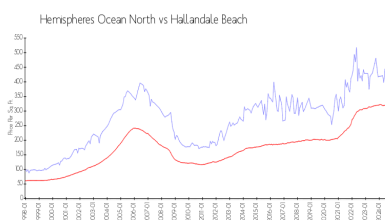
## Building Association Information

Hemispheres Condominium Association  
(954) 458-7144

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
6E	1,780 sq ft	Oct 2024	\$413,000	\$232
5D	870 sq ft	Sep 2024	\$260,000	\$299
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

## Market Information



Hemispheres Ocean North: \$405/sq. ft.  
Hallandale Beach: \$315/sq. ft.

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Broward: \$339/sq. ft.

## Inventory for Sale

Hemispheres Ocean North	5%
Hallandale Beach	6%
Broward	5%

## Avg. Time to Close Over Last 12 Months

Hemispheres Ocean North	58 days
Hallandale Beach	81 days
Broward	75 days

