

Unit 3 A - Hemispheres Bay North

3 A - 1965 S Ocean Dr, Hallandale Beach, FL, Broward 33009

Unit Information

MLS Number:	A11660833
Status:	Active
Size:	545 Sq ft.
Bedrooms:	
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$218,000
List PPSF:	\$400
Valuated Price:	\$177,000
Valuated PPSF:	\$325

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:	5
Number of sales over the last 3 months:	2

Building Association Information

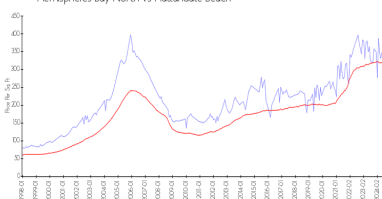
Hemisphere Condominium
(954) 454-2623

Recent Sales

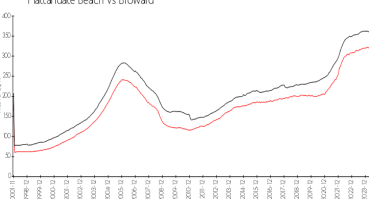
Unit #	Size	Closing Date	Sale Price	PPSF
14N	798 sq ft	Nov 2024	\$290,000	\$363
L-D	798 sq ft	Aug 2024	\$213,000	\$267
8K	1,171 sq ft	Jun 2024	\$330,000	\$282
5B	798 sq ft	Jun 2024	\$310,000	\$388
3F	1,275 sq ft	May 2024	\$318,000	\$249
6R	1,275 sq ft	May 2024	\$310,000	\$243

Market Information

Hemispheres Bay North vs Hallandale Beach



Hallandale Beach vs Broward



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

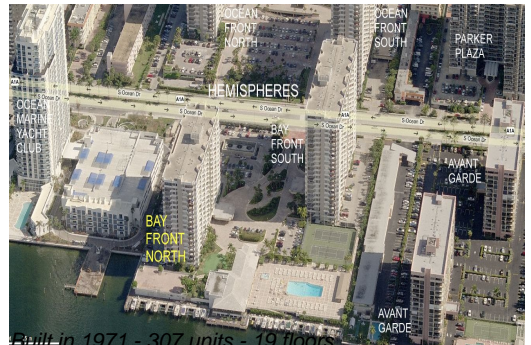
Hallandale Beach: \$315/sq. ft.
Broward: \$339/sq. ft.

Inventory for Sale

Hemispheres Bay North	8%
Hallandale Beach	6%
Broward	4%

Avg. Time to Close Over Last 12 Months

Hemispheres Bay North	127 days
Hallandale Beach	80 days



Broward

75 days