

# Unit 17 M - Hemispheres Bay North

17 M - 1965 S Ocean Dr, Hallandale Beach, FL, Broward 33009

## Unit Information

MLS Number: A11676387  
 Status: Active  
 Size: 798 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Open Space Parking, Valet Parking  
 View:  
 List Price: \$330,000  
 List PPSF: \$414  
 Valuated Price: \$255,000  
 Valuated PPSF: \$320

*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: 25  
 Building inventory for sale: 8%  
 Number of sales over the last 12 months: 15  
 Number of sales over the last 6 months: 5  
 Number of sales over the last 3 months: 4

## Building Association Information

Hemisphere Condominium  
 (954) 454-2623

## Recent Sales

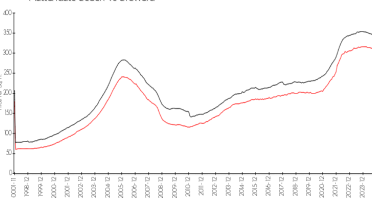
Unit #	Size	Closing Date	Sale Price	PPSF
17H	545 sq ft	Jan 2025	\$215,000	\$394
3M	798 sq ft	Dec 2024	\$220,000	\$276
14N	798 sq ft	Nov 2024	\$290,000	\$363
L-D	798 sq ft	Aug 2024	\$213,000	\$267
8K	1,171 sq ft	Jun 2024	\$330,000	\$282
5B	798 sq ft	Jun 2024	\$310,000	\$388

## Market Information

Hemispheres Bay North vs Hallandale Beach



Hallandale Beach vs Broward



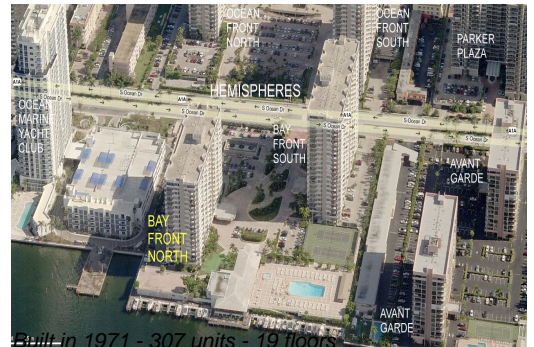
Hemispheres Bay North:	\$339/sq. ft.	Hallandale Beach:	\$307/sq. ft.
Hallandale Beach:	\$307/sq. ft.	Broward:	\$334/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months

Hemispheres Bay North: 123 days



Hallandale Beach  
Broward

83 days  
78 days