

Unit 16 F - Hemispheres Bay South

16 F - 1985 S Ocean Dr, Hallandale Beach, FL, Broward 33009

Unit Information

MLS Number:	A11678658
Status:	Active
Size:	1,340 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Additional Spaces Available,Valet Parking
View:	
List Price:	\$589,000
List PPSF:	\$440
Valuated Price:	\$478,000
Valuated PPSF:	\$357

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:	7
Number of active listings for sale:	26
Building inventory for sale:	7%
Number of sales over the last 12 months:	18
Number of sales over the last 6 months:	8
Number of sales over the last 3 months:	4

Building Association Information

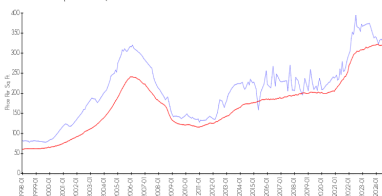
Hemisphere Condominium
(954) 454-2623

Recent Sales

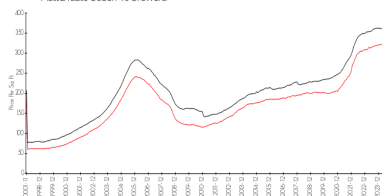
Unit #	Size	Closing Date	Sale Price	PPSF
2H	1,240 sq ft	Nov 2024	\$216,000	\$174
2L	870 sq ft	Nov 2024	\$215,000	\$247
PHK	870 sq ft	Oct 2024	\$295,000	\$339
11e	1,780 sq ft	Sep 2024	\$665,000	\$374
2A	870 sq ft	Aug 2024	\$260,000	\$299

Market Information

Hemispheres Bay South vs Hallandale Beach



Hallandale Beach vs Broward



Hemispheres Bay South: \$359/sq. ft.
Hallandale Beach: \$315/sq. ft.

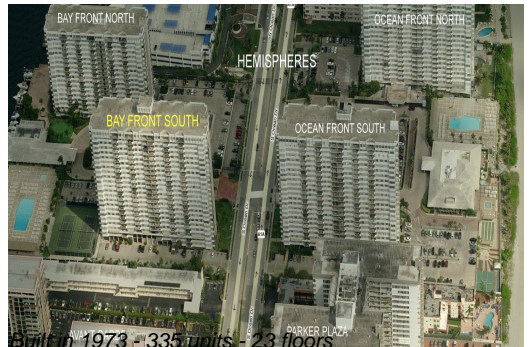
Hallandale Beach: \$315/sq. ft.
Broward: \$339/sq. ft.

Inventory for Sale

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

Avg. Time to Close Over Last 12 Months

Hemispheres Bay South	106 days
Hallandale Beach	80 days



Broward

74 days