

Unit 2 Q - Hemispheres Bay South

2 Q - 1985 S Ocean Dr, Hallandale Beach, FL, Broward 33009

Unit Information

MLS Number: A11680617
 Status: Active
 Size: 1,740 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces: 1 Space, Additional Spaces Available, Assigned Parking

View:
 List Price: \$499,000
 List PPSF: \$287
 Valuated Price: \$540,000
 Valuated PPSF: \$310

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

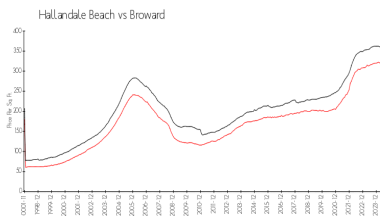
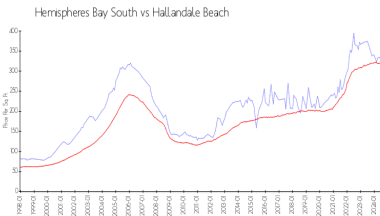
Building Association Information

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: \$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