

# Unit 4 S - Hemispheres Bay North

4 S - 1965 S Ocean Dr, Hallandale Beach, FL, Broward 33009

## Unit Information

MLS Number:	A11687796
Status:	Temp Off Market
Size:	1,275 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Valet Parking
View:	
List Price:	\$519,000
List PPSF:	\$407
Valuated Price:	\$440,000
Valuated PPSF:	\$345

*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:	24
Building inventory for sale:	7%
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

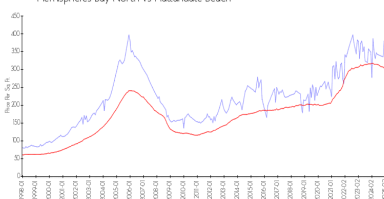
Hemisphere Condominium  
(954) 454-2623

## Recent Sales

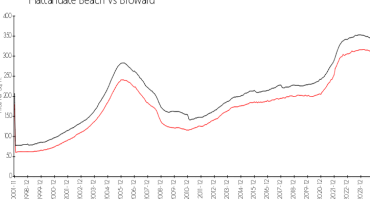
Unit #	Size	Closing Date	Sale Price	PPSF
17H	545 sq ft	Jan 2025	\$215,000	\$394
3M	798 sq ft	Dec 2024	\$220,000	\$276
14N	798 sq ft	Nov 2024	\$290,000	\$363
L-D	798 sq ft	Aug 2024	\$213,000	\$267
8K	1,171 sq ft	Jun 2024	\$330,000	\$282
5B	798 sq ft	Jun 2024	\$310,000	\$388

## Market Information

Hemispheres Bay North vs Hallandale Beach



Hallandale Beach vs Broward



Hemispheres Bay North: \$333/sq. ft.  
Hallandale Beach: \$303/sq. ft.

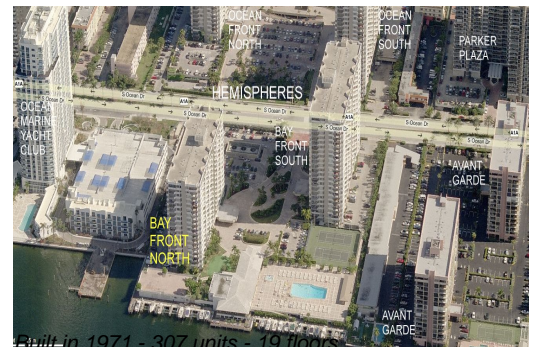
Hallandale Beach: \$303/sq. ft.  
Broward: \$324/sq. ft.

## Inventory for Sale

Hemispheres Bay North	8%
Hallandale Beach	7%
Broward	5%

## Avg. Time to Close Over Last 12 Months

Hemispheres Bay North	101 days
Hallandale Beach	88 days



Broward

83 days