

# Unit 6 F - Hemispheres Bay South

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

## Unit Information

MLS Number: A11694276  
 Status: Active  
 Size: 1,340 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Covered Parking,Guest Parking,Valet Parking  
 View:  
 List Price: \$525,000  
 List PPSF: \$392  
 Valuated Price: \$433,000  
 Valuated PPSF: \$323

*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

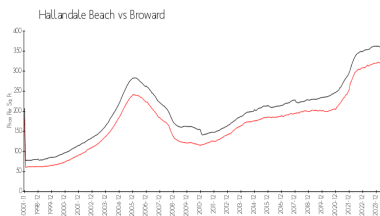
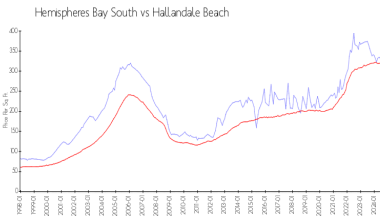
## Building Association Information

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.  
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 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