

# Unit 16 B - Hemispheres Ocean South

16 B - 1980 S Ocean Dr, Hallandale Beach, FL, Broward 33009

## Unit Information

MLS Number:	A11694511
Status:	Active
Size:	870 Sq ft.
Bedrooms:	1
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space, Valet Parking
View:	
List Price:	\$625,000
List PPSF:	\$718
Valuated Price:	\$382,000
Valuated PPSF:	\$439

*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:	327
Number of active listings for rent:	4
Number of active listings for sale:	27
Building inventory for sale:	8%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	0

## Building Association Information

The hemisphere Condominium Association  
(954) 454-1876

## Recent Sales

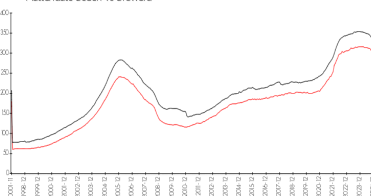
Unit #	Size	Closing Date	Sale Price	PPSF
19H	1,240 sq ft	Nov 2024	\$345,000	\$278
5G	1,240 sq ft	Nov 2024	\$420,000	\$339
6C	870 sq ft	Oct 2024	\$255,000	\$293
18N	870 sq ft	Feb 2024	\$345,000	\$397
5B	870 sq ft	Feb 2024	\$340,000	\$391
16D	870 sq ft	Feb 2024	\$370,000	\$425

## Market Information

Hemispheres Ocean South vs Hallandale Beach



Hallandale Beach vs Broward



Hemispheres Ocean South: \$405/sq. ft.  
Hallandale Beach: \$307/sq. ft.

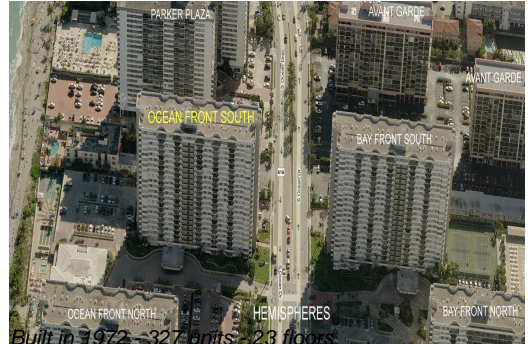
Hallandale Beach: \$307/sq. ft.  
Broward: \$334/sq. ft.

## Inventory for Sale

Hemispheres Ocean South	8%
Hallandale Beach	6%
Broward	5%

## Avg. Time to Close Over Last 12 Months

Hemispheres Ocean South	122 days
Hallandale Beach	83 days



Broward

78 days