

Unit 11 N - Hemispheres Bay North

11 N - 1965 S Ocean Dr, Hallandale Beach, FL, Broward 33009

Unit Information

MLS Number:	A11735529
Status:	Active
Size:	798 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	1 Space,Rv/Boat Parking
View:	
List Price:	\$329,000
List PPSF:	\$412
Valuated Price:	\$248,000
Valuated PPSF:	\$311

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:	19
Building inventory for sale:	6%
Number of sales over the last 12 months:	9
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	1

Building Association Information

Hemisphere Condominium
(954) 454-2623

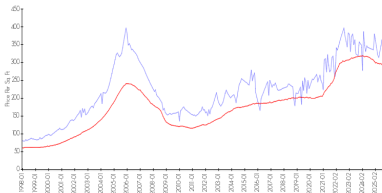
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Recent Sales

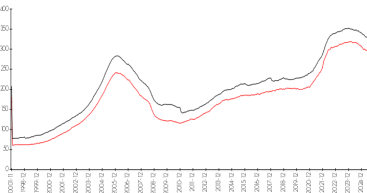
Unit #	Size	Closing Date	Sale Price	PPSF
6Q	798 sq ft	Oct 2025	\$240,000	\$301
9L	545 sq ft	Aug 2025	\$190,000	\$349
18J	545 sq ft	Jul 2025	\$233,000	\$428
3P	798 sq ft	May 2025	\$180,000	\$226
12G	1,275 sq ft	Apr 2025	\$435,000	\$341
8L	545 sq ft	Apr 2025	\$175,000	\$321

Market Information

Hemispheres Bay North vs Hallandale Beach



Hallandale Beach vs Broward

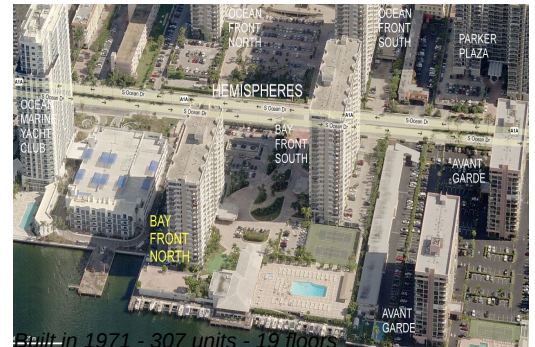


Hemispheres Bay North:	\$280/sq. ft.	Hallandale Beach:	\$293/sq. ft.
Hallandale Beach:	\$293/sq. ft.	Broward:	\$311/sq. ft.

Inventory for Sale

Hemispheres Bay North	6%
Hallandale Beach	5%
Broward	4%

Avg. Time to Close Over Last 12 Months



Hemispheres Bay North	87 days
Hallandale Beach	102 days
Broward	88 days