

Unit 12 H - Hemispheres Ocean North

12 H - 1950 S Ocean Dr, Hallandale Beach, FL, Broward 33009

Unit Information

| | |
|-----------------|--|
| MLS Number: | A11777173 |
| Status: | Active |
| Size: | 1,240 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | 0 |
| Parking Spaces: | 1 Space,Assigned Parking,Covered Parking |
| View: | |
| List Price: | \$619,000 |
| List PPSF: | \$499 |
| Valuated Price: | \$579,000 |
| Valuated PPSF: | \$467 |

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

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|--|-----|
| Number of units: | 331 |
| Number of active listings for rent: | 3 |
| Number of active listings for sale: | 21 |
| Building inventory for sale: | 6% |
| Number of sales over the last 12 months: | 9 |
| Number of sales over the last 6 months: | 5 |
| Number of sales over the last 3 months: | 2 |

Building Association Information

Hemispheres Condominium Association
(954) 458-7144

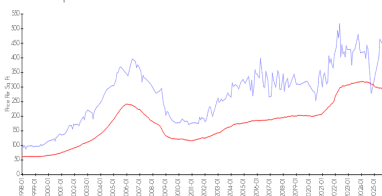
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Recent Sales

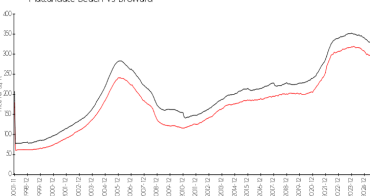
| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 18q | 1,740 sq ft | Dec 2025 | \$875,000 | \$503 |
| PHA | 870 sq ft | Sep 2025 | \$301,000 | \$346 |
| 14G | 1,240 sq ft | Sep 2025 | \$545,000 | \$440 |
| 3K | 870 sq ft | Sep 2025 | \$260,000 | \$299 |
| 2E | 1,780 sq ft | Jul 2025 | \$460,000 | \$258 |

Market Information

Hemispheres Ocean North vs Hallandale Beach



Hallandale Beach vs Broward



Hemispheres Ocean North: \$427/sq. ft.

Hallandale Beach: \$293/sq. ft.

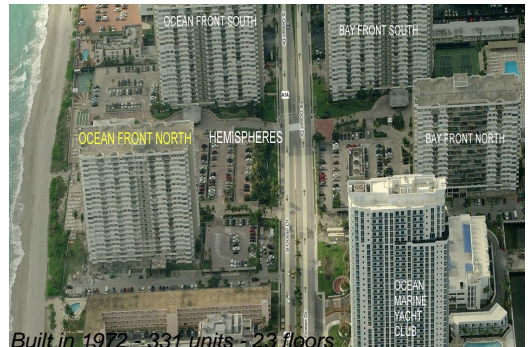
Hallandale Beach: \$293/sq. ft.

Broward: \$311/sq. ft.

Inventory for Sale

| | |
|-------------------------|----|
| Hemispheres Ocean North | 6% |
| Hallandale Beach | 5% |
| Broward | 4% |

Avg. Time to Close Over Last 12 Months



| | |
|-------------------------|----------|
| Hemispheres Ocean North | 112 days |
| Hallandale Beach | 102 days |
| Broward | 88 days |