

## Unit 2 B - Hemispheres Ocean South

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

### Unit Information

MLS Number:	A11797067
Status:	Active
Size:	870 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space
View:	
List Price:	\$395,000
List PPSF:	\$454
Valuated Price:	\$194,000
Valuated PPSF:	\$223

*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:	15
Building inventory for sale:	4%
Number of sales over the last 12 months:	7
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	2

### Building Association Information

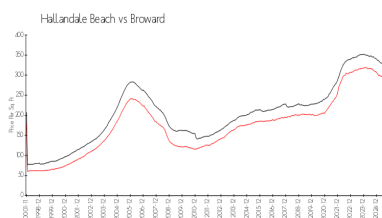
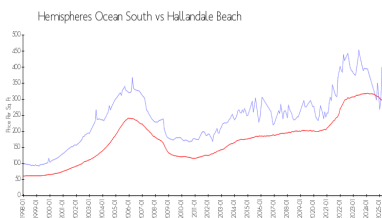
The hemisphere Condominium Association  
(954) 454-1876

<https://>

### Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
22E	1,780 sq ft	Nov 2025	\$635,000	\$357
6G	1,240 sq ft	Oct 2025	\$440,000	\$355
15g	1,350 sq ft	Sep 2025	\$465,000	\$344
MK	870 sq ft	Jul 2025	\$235,000	\$270
10q	1,740 sq ft	Jul 2025	\$495,000	\$284

### Market Information



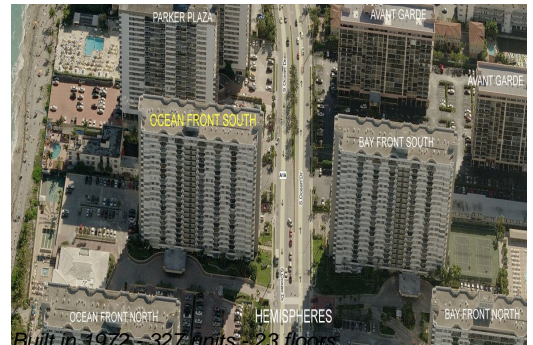
Hemispheres Ocean South: \$307/sq. ft.  
Hallandale Beach: \$293/sq. ft.

Hallandale Beach: \$293/sq. ft.  
Broward: \$311/sq. ft.

### Inventory for Sale

Hemispheres Ocean South	5%
Hallandale Beach	5%
Broward	4%

### Avg. Time to Close Over Last 12 Months



Hemispheres Ocean South	82 days
Hallandale Beach	102 days
Broward	88 days