

# Unit 7E - Hemispheres Ocean North

7E - 1950 S Ocean Dr, Hallandale Beach, FL, Broward 33009

## Unit Information

|                 |                                       |
|-----------------|---------------------------------------|
| MLS Number:     | A11860022                             |
| Status:         | Active                                |
| Size:           | 1,780 Sq ft.                          |
| Bedrooms:       | 3                                     |
| Full Bathrooms: | 2                                     |
| Half Bathrooms: | 1                                     |
| Parking Spaces: | 1 Space,Covered Parking,Valet Parking |
| View:           |                                       |
| List Price:     | \$740,000                             |
| List PPSF:      | \$416                                 |
| Valuated Price: | \$638,000                             |
| Valuated PPSF:  | \$358                                 |

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:      | 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

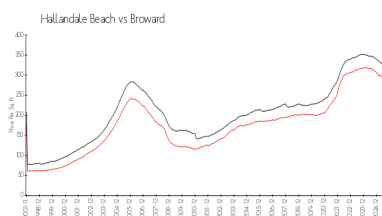
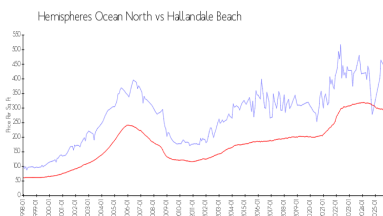
Hemispheres Condominium Association  
(954) 458-7144

<https://>

## 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

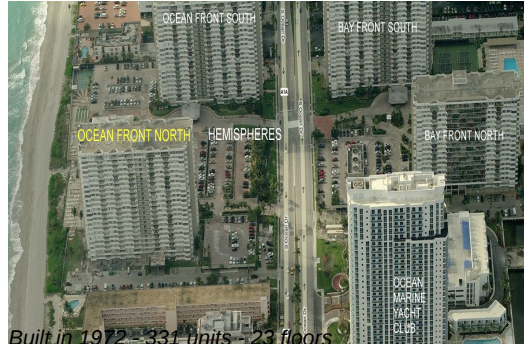


|                          |               |                   |               |
|--------------------------|---------------|-------------------|---------------|
| Hemispheres Ocean North: | \$427/sq. ft. | Hallandale Beach: | \$293/sq. ft. |
| Hallandale Beach:        | \$293/sq. ft. | Broward:          | \$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  |