

Unit 8 J - Hemispheres Ocean North

8 J - 1950 S Ocean Dr, Hallandale Beach, FL, Broward 33009

Unit Information

MLS Number:	A11873665
Status:	Active
Size:	1,240 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Valet Parking
View:	
List Price:	\$658,000
List PPSF:	\$531
Valuated Price:	\$535,000
Valuated PPSF:	\$431

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

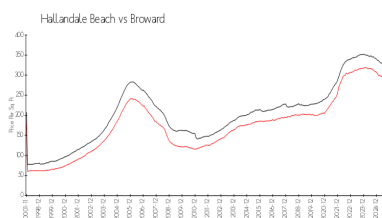
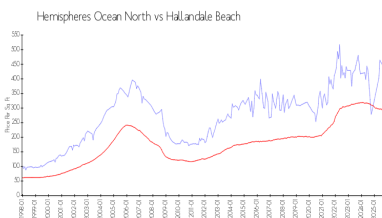
Hemispheres Condominium Association
(954) 458-7144

<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