

Unit 12 J - Hemispheres Bay South

12 J - 1985 S Ocean Dr, Hallandale Beach, FL, Broward 33009

Unit Information

MLS Number:	A11905648
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:	\$469,000
List PPSF:	\$378
Valuated Price:	\$308,000
Valuated PPSF:	\$248

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:	7
Number of active listings for sale:	19
Building inventory for sale:	5%
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

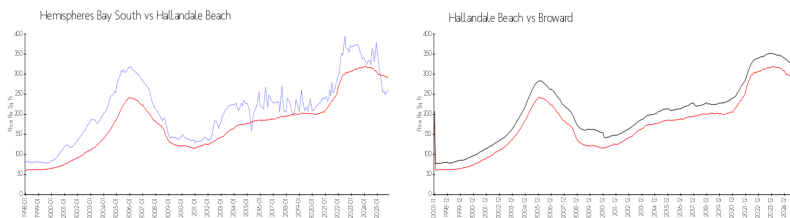
Hemisphere Condominium
(954) 454-2623

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
8Q	1,740 sq ft	Nov 2025	\$340,000	\$195
20A	870 sq ft	Nov 2025	\$210,000	\$241
16Q	1,740 sq ft	Sep 2025	\$749,000	\$430
12Q	1,740 sq ft	Aug 2025	\$455,000	\$261
7B	870 sq ft	Jun 2025	\$222,000	\$255

Market Information



Hemispheres Bay South:	\$260/sq. ft.	Hallandale Beach:	\$293/sq. ft.
Hallandale Beach:	\$293/sq. ft.	Broward:	\$311/sq. ft.

Inventory for Sale

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

Avg. Time to Close Over Last 12 Months



Hemispheres Bay South
Hallandale Beach
Broward

95 days
102 days
88 days