

# Unit 6 M - Hemispheres Bay North

6 M - 1965 S Ocean Dr, Hallandale Beach, FL, Broward 33009

## Unit Information

|                 |                              |
|-----------------|------------------------------|
| MLS Number:     | A11917635                    |
| Status:         | Active                       |
| Size:           | 798 Sq ft.                   |
| Bedrooms:       | 1                            |
| Full Bathrooms: | 1                            |
| Half Bathrooms: | 0                            |
| Parking Spaces: |                              |
| View:           | Intracoastal View,Ocean View |
| Rental Price:   | \$2,300                      |
| List PPSF:      | \$3                          |
| Valuated Price: | \$189,000                    |
| Valuated PPSF:  | \$237                        |

*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

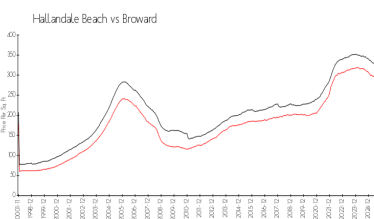
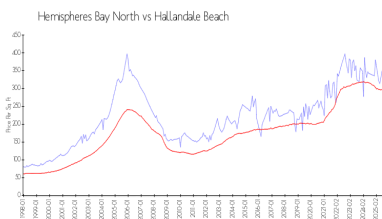
|  |     |
|--|-----|
| Number of units:                         | 307 |
| Number of active listings for rent:      | 5   |
| Number of active listings for sale:      | 18  |
| Building inventory for sale:             | 5%  |
| Number of sales over the last 12 months: | 9   |
| Number of sales over the last 6 months:  | 3   |
| Number of sales over the last 3 months:  | 1   |

## Building Association Information

Hemisphere Condominium  
(954) 454-2623

<https://>

## Market Information



|                        |               |                   |               |
|------------------------|---------------|-------------------|---------------|
| Hemispheres Bay North: | \$280/sq. ft. | Hallandale Beach: | \$293/sq. ft. |
| Hallandale Beach:      | \$293/sq. ft. | Broward:          | \$311/sq. ft. |

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months

|                       |          |
|-----------------------|----------|
| Hemispheres Bay North | 87 days  |
| Hallandale Beach      | 102 days |
| Broward               | 88 days  |

