

# Unit L E - Hemispheres Ocean North

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

## Unit Information

MLS Number:	F10447395
Status:	Active
Size:	1,780 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking,Valet Parking
View:	Garden View
List Price:	\$550,000
List PPSF:	\$309
Valuated Price:	\$420,000
Valuated PPSF:	\$236

*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:	14
Building inventory for sale:	4%
Number of sales over the last 12 months:	8
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	1

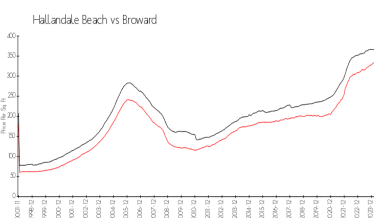
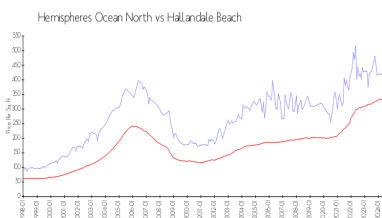
## Building Association Information

Hemispheres Condominium Association  
(954) 458-7144

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
15N	870 sq ft	Jun 2024	\$384,000	\$441
6H	1,240 sq ft	May 2024	\$430,000	\$347
8J	1,240 sq ft	Apr 2024	\$527,500	\$425
16M	870 sq ft	Dec 2023	\$375,000	\$431
11D	870 sq ft	Dec 2023	\$350,000	\$402

## Market Information

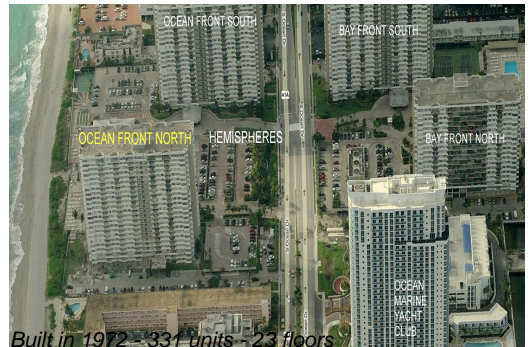


Hemispheres Ocean North:	\$421/sq. ft.	Hallandale Beach:	\$331/sq. ft.
Hallandale Beach:	\$331/sq. ft.	Broward:	\$346/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months



Hemispheres Ocean North	78 days
Hallandale Beach	76 days
Broward	72 days