

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:	\$441,000
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:	3
Number of active listings for sale:	13
Building inventory for sale:	3%
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:	2

Building Association Information

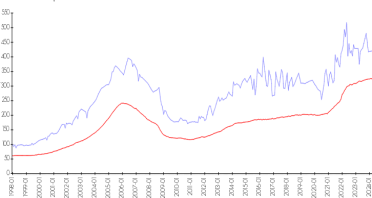
Hemispheres Condominium Association
(954) 458-7144

Recent Sales

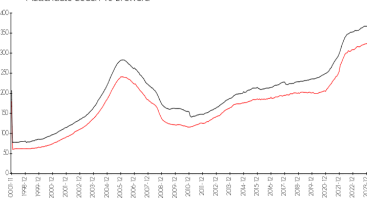
Unit #	Size	Closing Date	Sale Price	PPSF
15N	870 sq ft	Jun 2024	\$384,000	\$441
6H	1,240 sq ft	May 2024	\$430,000	\$347
8J	1,240 sq ft	Apr 2024	\$527,500	\$425
16M	870 sq ft	Dec 2023	\$375,000	\$431
11D	870 sq ft	Dec 2023	\$350,000	\$402

Market Information

Hemispheres Ocean North vs Hallandale Beach



Hallandale Beach vs Broward



Hemispheres Ocean North:	\$443/sq. ft.	Hallandale Beach:	\$321/sq. ft.
Hallandale Beach:	\$321/sq. ft.	Broward:	\$349/sq. ft.

Inventory for Sale

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

Avg. Time to Close Over Last 12 Months



Hemispheres Ocean North
Hallandale Beach
Broward

68 days
74 days
70 days