

Unit 21 H - Hemispheres Bay South

21 H - 1985 S Ocean Dr, Hallandale Beach, FL, Broward 33009

Unit Information

MLS Number:	F10457560
Status:	Active
Size:	1,240 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking
View:	Intracoastal View,Ocean View
List Price:	\$500,000
List PPSF:	\$403
Valuated Price:	\$400,000
Valuated PPSF:	\$323

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:	30
Building inventory for sale:	9%
Number of sales over the last 12 months:	16
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	3

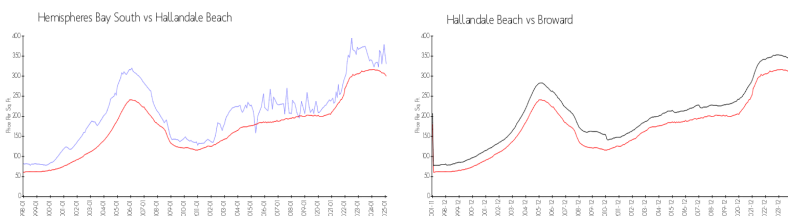
Building Association Information

Hemisphere Condominium
(954) 454-2623

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
19K	870 sq ft	Mar 2025	\$330,000	\$379
8P	1,380 sq ft	Jan 2025	\$342,000	\$248
19M	870 sq ft	Jan 2025	\$335,000	\$385
22P	1,380 sq ft	Dec 2024	\$550,000	\$399
2H	1,240 sq ft	Nov 2024	\$216,000	\$174
2L	870 sq ft	Nov 2024	\$215,000	\$247

Market Information



Hemispheres Bay South:	\$309/sq. ft.	Hallandale Beach:	\$303/sq. ft.
Hallandale Beach:	\$303/sq. ft.	Broward:	\$324/sq. ft.

Inventory for Sale

Hemispheres Bay South	9%
Hallandale Beach	7%
Broward	5%

Avg. Time to Close Over Last 12 Months

Hemispheres Bay South	98 days
Hallandale Beach	89 days



Broward

83 days