

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: \$492,000
 Valuated PPSF: \$397

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: 25
 Building inventory for sale: 7%
 Number of sales over the last 12 months: 17
 Number of sales over the last 6 months: 8
 Number of sales over the last 3 months: 5

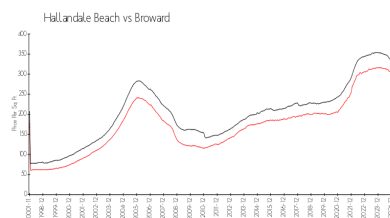
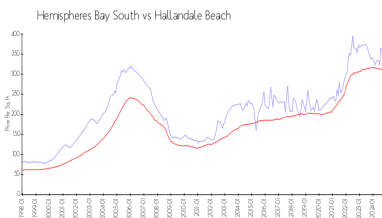
Building Association Information

Hemisphere Condominium
 (954) 454-2623

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 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: \$380/sq. ft.
 Hallandale Beach: \$307/sq. ft.
 Hallandale Beach: \$307/sq. ft.
 Broward: \$334/sq. ft.

Inventory for Sale

Hemispheres Bay South: 8%
 Hallandale Beach: 6%
 Broward: 5%

Avg. Time to Close Over Last 12 Months

Hemispheres Bay South: 104 days
 Hallandale Beach: 83 days
 Broward: 78 days

