

Unit 2 M - Hemispheres Ocean North

2 M - 1950 S Ocean Dr, Hallandale Beach, FL, Broward 33009

Unit Information

MLS Number:	F10538705
Status:	Active
Size:	870 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space
View:	
List Price:	\$375,000
List PPSF:	\$431
Valuated Price:	\$353,000
Valuated PPSF:	\$406

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:	21
Building inventory for sale:	6%
Number of sales over the last 12 months:	9
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	2

Building Association Information

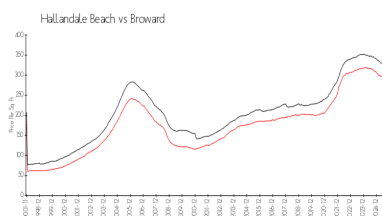
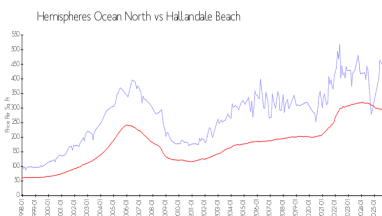
Hemispheres Condominium Association
(954) 458-7144

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
18q	1,740 sq ft	Dec 2025	\$875,000	\$503
PHA	870 sq ft	Sep 2025	\$301,000	\$346
14G	1,240 sq ft	Sep 2025	\$545,000	\$440
3K	870 sq ft	Sep 2025	\$260,000	\$299
2E	1,780 sq ft	Jul 2025	\$460,000	\$258

Market Information



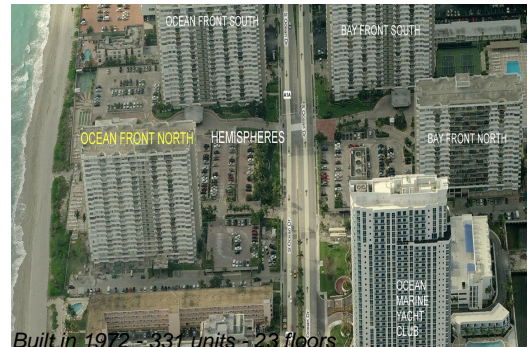
Hemispheres Ocean North: \$427/sq. ft.
Hallandale Beach: \$293/sq. ft.

Hallandale Beach: \$293/sq. ft.
Broward: \$311/sq. ft.

Inventory for Sale

Hemispheres Ocean North	6%
Hallandale Beach	5%
Broward	4%

Avg. Time to Close Over Last 12 Months



Hemispheres Ocean North	112 days
Hallandale Beach	102 days
Broward	88 days