

Unit 11 E - Hemispheres Bay South

11 E - 1985 S Ocean Dr, Hallandale Beach, FL, Broward 33009

Unit Information

MLS Number:	RX-10996153
Status:	Active Under Contract
Size:	1,780 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	Assigned
View:	Intracoastal, Pool
List Price:	\$749,000
List PPSF:	\$421
Valuated Price:	\$674,000
Valuated PPSF:	\$379

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:	26
Building inventory for sale:	7%
Number of sales over the last 12 months:	15
Number of sales over the last 6 months:	10
Number of sales over the last 3 months:	4

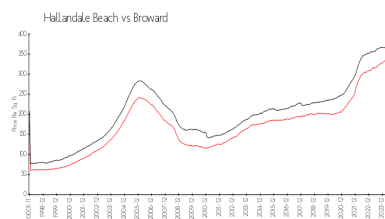
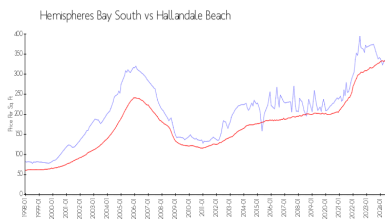
Building Association Information

Hemisphere Condominium
(954) 454-2623

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2A	870 sq ft	Aug 2024	\$260,000	\$299
6F	1,340 sq ft	Jul 2024	\$385,000	\$287
3M	870 sq ft	Jul 2024	\$285,000	\$328
11K	870 sq ft	Jun 2024	\$330,000	\$379
PHH	1,240 sq ft	May 2024	\$725,000	\$585
16B	870 sq ft	May 2024	\$315,000	\$362

Market Information

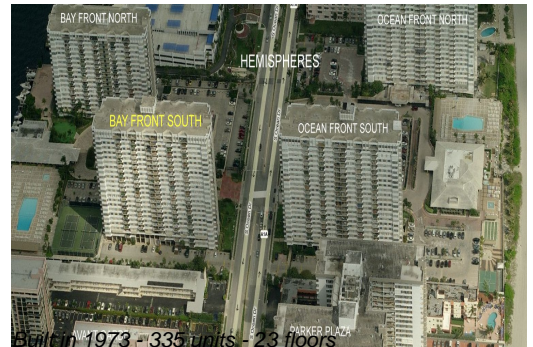


Hemispheres Bay South: \$364/sq. ft.
Hallandale Beach: \$331/sq. ft.

Hallandale Beach: \$331/sq. ft.
Broward: \$346/sq. ft.

Inventory for Sale

Hemispheres Bay South	8%
Hallandale Beach	5%
Broward	4%



Avg. Time to Close Over Last 12 Months

Hemispheres Bay South	103 days
Hallandale Beach	76 days
Broward	72 days