

# Unit L P - Hemispheres Bay South

L P - 1985 S Ocean Dr, Hallandale Beach, FL, Broward 33009

## Unit Information

|                 |              |
|-----------------|--------------|
| MLS Number:     | RX-11069769  |
| Status:         | Active       |
| Size:           | 1,380 Sq ft. |
| Bedrooms:       | 2            |
| Full Bathrooms: | 2            |
| Half Bathrooms: | 0            |
| Parking Spaces: |              |
| View:           |              |
| List Price:     | \$277,000    |
| List PPSF:      | \$201        |
| Valuated Price: | \$213,000    |
| Valuated PPSF:  | \$154        |

*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:      | 19  |
| Building inventory for sale:             | 5%  |
| 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

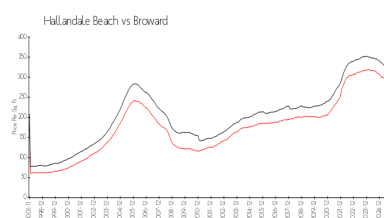
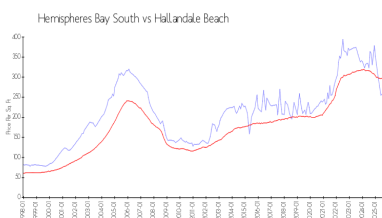
Hemisphere Condominium  
(954) 454-2623

<https://>

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 8Q     | 1,740 sq ft | Nov 2025     | \$340,000  | \$195 |
| 20A    | 870 sq ft   | Nov 2025     | \$210,000  | \$241 |
| 16Q    | 1,740 sq ft | Sep 2025     | \$749,000  | \$430 |
| 12Q    | 1,740 sq ft | Aug 2025     | \$455,000  | \$261 |
| 7B     | 870 sq ft   | Jun 2025     | \$222,000  | \$255 |

## Market Information



|                        |               |                   |               |
|------------------------|---------------|-------------------|---------------|
| Hemispheres Bay South: | \$260/sq. ft. | Hallandale Beach: | \$293/sq. ft. |
| Hallandale Beach:      | \$293/sq. ft. | Broward:          | \$311/sq. ft. |

## Inventory for Sale

|                       |    |
|-----------------------|----|
| Hemispheres Bay South | 6% |
| Hallandale Beach      | 5% |
| Broward               | 4% |

## Avg. Time to Close Over Last 12 Months



Hemispheres Bay South  
Hallandale Beach  
Broward

95 days  
102 days  
88 days