

Unit 2 L - Hemispheres Bay South

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

Unit Information

MLS Number: A11430748
 Status: Active
 Size: 870 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms: 1
 Parking Spaces: 1 Space, Open Space Parking
 View:
 List Price: \$239,000
 List PPSF: \$275
 Valuated Price: \$255,000
 Valuated PPSF: \$293

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: 22
 Building inventory for sale: 6%
 Number of sales over the last 12 months: 13
 Number of sales over the last 6 months: 10
 Number of sales over the last 3 months: 6

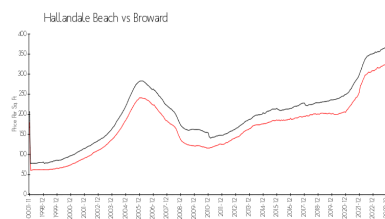
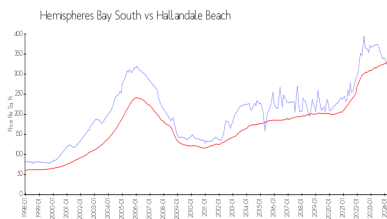
Building Association Information

Hemisphere Condominium
 (954) 454-2623

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
PHH	1,240 sq ft	May 2024	\$725,000	\$585
16B	870 sq ft	May 2024	\$315,000	\$362
3D	870 sq ft	Apr 2024	\$25,000	\$29
11L	870 sq ft	Mar 2024	\$255,000	\$293
20C	870 sq ft	Mar 2024	\$315,000	\$362
MK	870 sq ft	Mar 2024	\$239,900	\$276

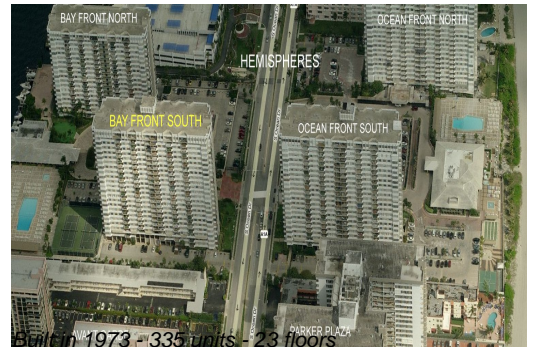
Market Information



Hemispheres Bay South: \$323/sq. ft.
 Hallandale Beach: \$325/sq. ft.
 Hallandale Beach: \$325/sq. ft.
 Broward: \$351/sq. ft.

Inventory for Sale

Hemispheres Bay South: 7%
 Hallandale Beach: 4%
 Broward: 4%



Avg. Time to Close Over Last 12 Months

Hemispheres Bay South	95 days
Hallandale Beach	76 days
Broward	67 days