

# Unit 2 C - Hemispheres Ocean South

2 C - 1980 S Ocean Dr, Hallandale Beach, FL, Broward 33009

## Unit Information

MLS Number:	A11469053
Status:	Active
Size:	870 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space, Valet Parking
View:	
List Price:	\$329,000
List PPSF:	\$378
Valuated Price:	\$346,000
Valuated PPSF:	\$398

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:	327
Number of active listings for rent:	4
Number of active listings for sale:	12
Building inventory for sale:	3%
Number of sales over the last 12 months:	12
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	2

## Building Association Information

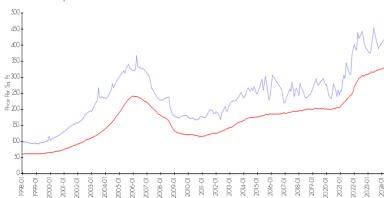
The hemisphere Condominium Association  
(954) 454-1876

## Recent Sales

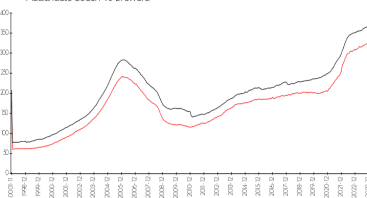
Unit #	Size	Closing Date	Sale Price	PPSF
18N	870 sq ft	Feb 2024	\$345,000	\$397
5B	870 sq ft	Feb 2024	\$340,000	\$391
16D	870 sq ft	Feb 2024	\$370,000	\$425
16h	1,240 sq ft	Dec 2023	\$400,000	\$323
11L	870 sq ft	Dec 2023	\$280,000	\$322

## Market Information

Hemispheres Ocean South vs Hallandale Beach



Hallandale Beach vs Broward



Hemispheres Ocean South:	\$422/sq. ft.	Hallandale Beach:	\$325/sq. ft.
Hallandale Beach:	\$325/sq. ft.	Broward:	\$351/sq. ft.

## Inventory for Sale

Hemispheres Ocean South	4%
Hallandale Beach	4%
Broward	4%

## Avg. Time to Close Over Last 12 Months



Hemispheres Ocean South  
Hallandale Beach  
Broward

109 days  
76 days  
67 days