

# Unit 11 C - Hemispheres Bay North

11 C - 1965 S Ocean Dr, Hallandale Beach, FL, Broward 33009

## Unit Information

MLS Number: A11482973  
 Status: Active  
 Size: 798 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Open Space Parking, Valet Parking  
 View:  
 List Price: \$318,000  
 List PPSF: \$398  
 Valuated Price: \$283,000  
 Valuated PPSF: \$355

*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: 307  
 Number of active listings for rent: 5  
 Number of active listings for sale: 21  
 Building inventory for sale: 6%  
 Number of sales over the last 12 months: 17  
 Number of sales over the last 6 months: 8  
 Number of sales over the last 3 months: 4

## Building Association Information

Hemisphere Condominium  
 (954) 454-2623

## Recent Sales

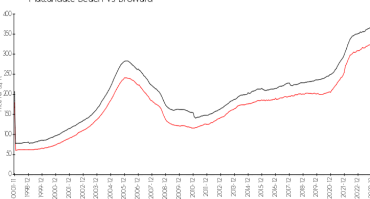
Unit #	Size	Closing Date	Sale Price	PPSF
6R	1,275 sq ft	May 2024	\$310,000	\$243
7B	798 sq ft	Apr 2024	\$250,000	\$313
15F	1,275 sq ft	Apr 2024	\$430,000	\$337
2M	798 sq ft	Mar 2024	\$250,000	\$313
3G	1,275 sq ft	Feb 2024	\$325,000	\$255

## Market Information

Hemispheres Bay North vs Hallandale Beach



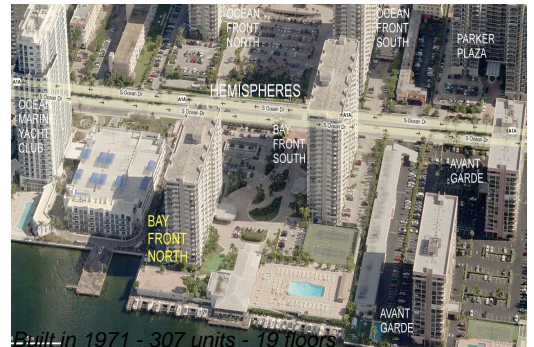
Hallandale Beach vs Broward



Hemispheres Bay North:	\$348/sq. ft.	Hallandale Beach:	\$325/sq. ft.
Hallandale Beach:	\$325/sq. ft.	Broward:	\$351/sq. ft.

## Inventory for Sale

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



## **Avg. Time to Close Over Last 12 Months**

Hemispheres Bay North	105 days
Hallandale Beach	76 days
Broward	67 days