

Unit 2 E - Hemispheres Ocean North

2 E - 1950 S Ocean Dr, Hallandale Beach, FL, Broward 33009

Unit Information

MLS Number:	A11496551
Status:	Active
Size:	1,780 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space, Valet Parking
View:	
List Price:	\$642,000
List PPSF:	\$361
Valuated Price:	\$543,000
Valuated PPSF:	\$305

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:	3
Number of active listings for sale:	10
Building inventory for sale:	3%
Number of sales over the last 12 months:	13
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	2

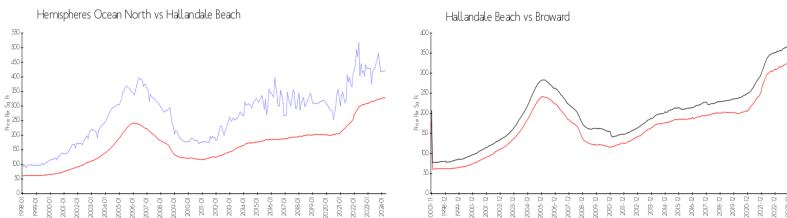
Building Association Information

Hemispheres Condominium Association
(954) 458-7144

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
6H	1,240 sq ft	May 2024	\$430,000	\$347
8J	1,240 sq ft	Apr 2024	\$527,500	\$425
16M	870 sq ft	Dec 2023	\$375,000	\$431
11D	870 sq ft	Dec 2023	\$350,000	\$402
MC	870 sq ft	Oct 2023	\$295,000	\$339
17F	1,340 sq ft	Oct 2023	\$610,000	\$455
10C	870 sq ft	Oct 2023	\$465,000	\$534

Market Information

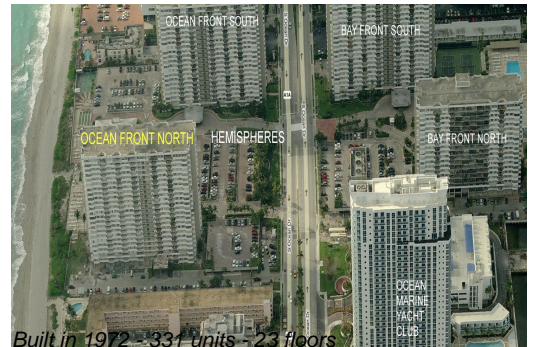


Hemispheres Ocean North: \$421/sq. ft.
Hallandale Beach: \$325/sq. ft.

Hallandale Beach: \$325/sq. ft.
Broward: \$351/sq. ft.

Inventory for Sale

Hemispheres Ocean North	3%
Hallandale Beach	4%
Broward	4%



Avg. Time to Close Over Last 12 Months

Hemispheres Ocean North	89 days
Hallandale Beach	76 days
Broward	67 days