

Unit 17 J - Hemispheres Ocean North

17 J - 1950 S Ocean Dr, Hallandale Beach, FL, Broward 33009

Unit Information

MLS Number:	A11503540
Status:	Active
Size:	1,240 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Valet Parking
View:	
List Price:	\$750,000
List PPSF:	\$605
Valuated Price:	\$546,000
Valuated PPSF:	\$440

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:	8
Building inventory for sale:	2%
Number of sales over the last 12 months:	10
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	2

Building Association Information

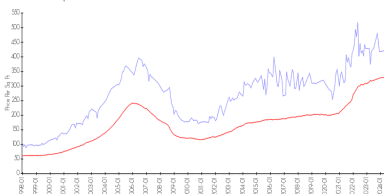
Hemispheres Condominium Association
(954) 458-7144

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

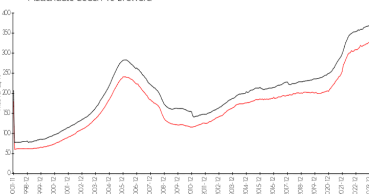
Market Information

Hemispheres Ocean North vs Hallandale Beach



Hemispheres Ocean North: \$398/sq. ft.
Hallandale Beach: \$329/sq. ft.

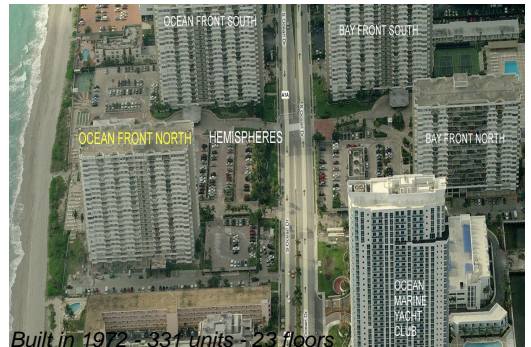
Hallandale Beach vs Broward



Hallandale Beach: \$329/sq. ft.
Broward: \$350/sq. ft.

Inventory for Sale

Hemispheres Ocean North	2%
Hallandale Beach	4%
Broward	3%



Avg. Time to Close Over Last 12 Months

Hemispheres Ocean North	84 days
Hallandale Beach	77 days
Broward	68 days