

# Unit 2 B - Hemispheres Bay South

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

## Unit Information

MLS Number:	A11507299
Status:	Active
Size:	870 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space,Guest Parking,Other Parking
View:	
List Price:	\$345,000
List PPSF:	\$397
Valuated Price:	\$243,000
Valuated PPSF:	\$279

*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

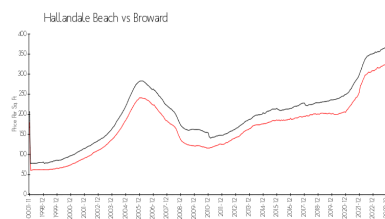
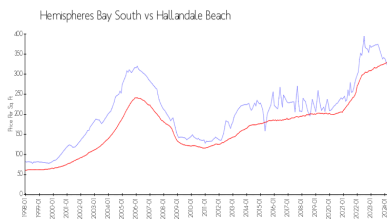
## Building Association Information

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

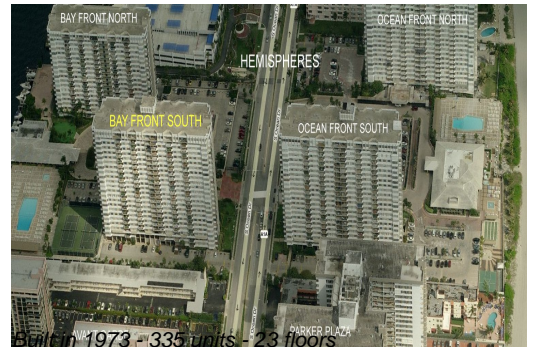
## Market Information



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