Unit 2 A - Hemispheres Bay South

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

Unit Information

 MLS Number:
 A11552941

 Status:
 Active

 Size:
 870 Sq ft.

 Bedrooms:
 1

Bedrooms: 1
Full Bathrooms: 1
Half Bathrooms: 1

Parking Spaces: 1 Space, Open Space Parking, Valet

Parking

View:

 List Price:
 \$269,700

 List PPSF:
 \$310

 Valuated Price:
 \$231,000

 Valuated PPSF:
 \$266

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

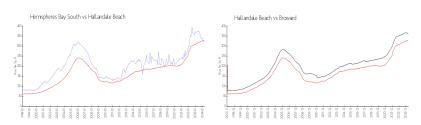
Building Association Information

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 \$323/sq. ft. Hallandale Beach: \$325/sq. ft.

South:

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