

# Unit 4 B - Hemispheres Bay North

4 B - 1965 S Ocean Dr, Hallandale Beach, FL, Broward 33009

## Unit Information

MLS Number: A11564107  
 Status: Active  
 Size: 798 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Valet Parking  
 View:  
 Rental Price: \$2,000  
 List PPSF: \$3  
 Valuated Price: \$253,000  
 Valuated PPSF: \$317

*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.*

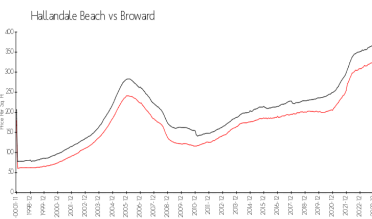
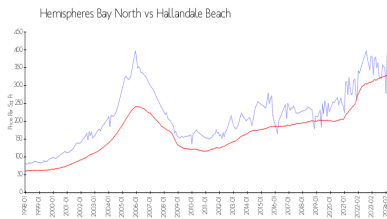
## Building Information

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

## Market Information



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

