

Unit 6 E - Hemispheres Ocean North

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

Unit Information

| | |
|-----------------|--|
| MLS Number: | A11570549 |
| Status: | Active Under Contract |
| Size: | 1,780 Sq ft. |
| Bedrooms: | 3 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | 1 |
| Parking Spaces: | 1 Space,Assigned Parking,Valet Parking |
| View: | |
| List Price: | \$588,000 |
| List PPSF: | \$330 |
| Valuated Price: | \$624,000 |
| Valuated PPSF: | \$351 |

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

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|--|-----|
| 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 |

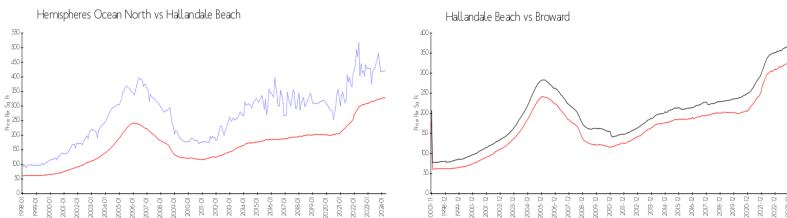
Building Association Information

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 | 99 days |
| Hallandale Beach | 76 days |
| Broward | 67 days |