

Unit 6 J - Hemispheres Bay South

6 J - 1985 S Ocean Dr, Hallandale Beach, FL, Broward 33009

Unit Information

MLS Number: A11472067
 Status: Active
 Size: 1,240 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: Assigned Parking
 View:
 List Price: \$399,999
 List PPSF: \$323
 Valuated Price: \$361,000
 Valuated PPSF: \$291

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

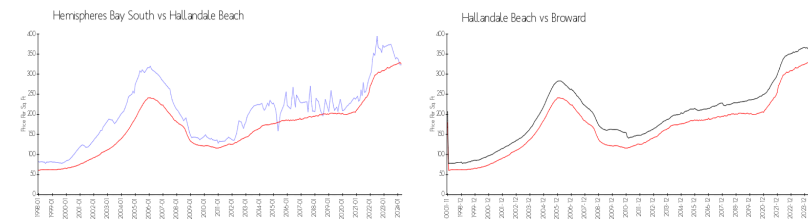
Building Association Information

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.
 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 |