

Unit 3 C - Hemispheres Bay South

3 C - 1985 S Ocean Dr, Hallandale Beach, FL, Broward 33009

Unit Information

MLS Number: A11479817
 Status: Active
 Size: 870 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms: 1
 Parking Spaces: 1 Space
 View:
 List Price: \$349,900
 List PPSF: \$402
 Valuated Price: \$258,000
 Valuated PPSF: \$297

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

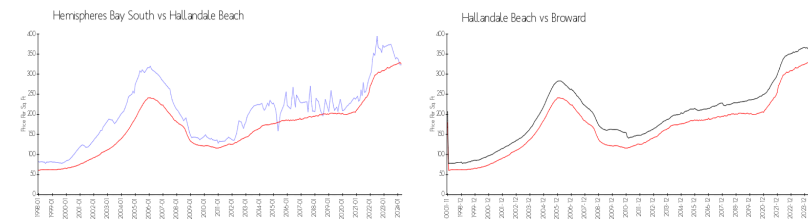
Building Association Information

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 |

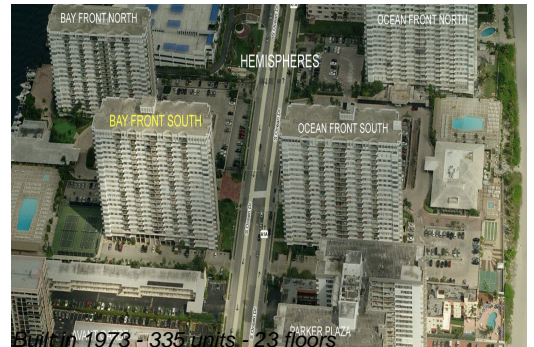
Market Information



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