

# Unit 19 M - Hemispheres Bay South

19 M - 1985 S Ocean Dr, Hallandale Beach, FL, Broward 33009

## Unit Information

MLS Number: A11512913  
 Status: Active  
 Size: 870 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space, Valet Parking  
 View:  
 List Price: \$375,000  
 List PPSF: \$431  
 Valuated Price: \$331,000  
 Valuated PPSF: \$380

*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

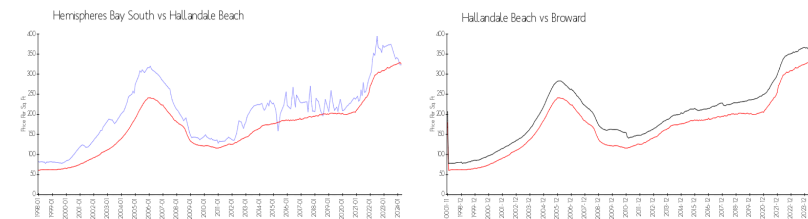
## Building Association Information

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 |