

# Unit M S - Hemispheres Bay North

M S - 1965 S Ocean Dr, Hallandale Beach, FL, Broward 33009

## Unit Information

MLS Number:	A11496203
Status:	Active
Size:	1,275 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$425,000
List PPSF:	\$333
Valuated Price:	\$445,000
Valuated PPSF:	\$349

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

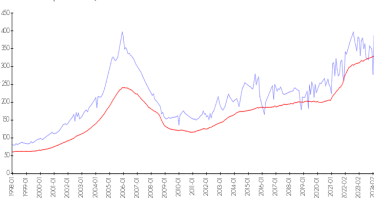
Hemisphere Condominium  
(954) 454-2623

## Recent Sales

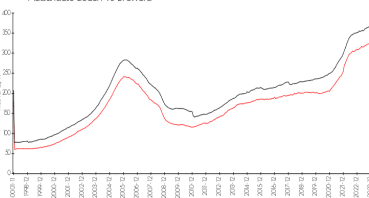
Unit #	Size	Closing Date	Sale Price	PPSF
6R	1,275 sq ft	May 2024	\$310,000	\$243
7B	798 sq ft	Apr 2024	\$250,000	\$313
15F	1,275 sq ft	Apr 2024	\$430,000	\$337
2M	798 sq ft	Mar 2024	\$250,000	\$313
3G	1,275 sq ft	Feb 2024	\$325,000	\$255

## Market Information

Hemispheres Bay North vs Hallandale Beach



Hallandale Beach vs Broward

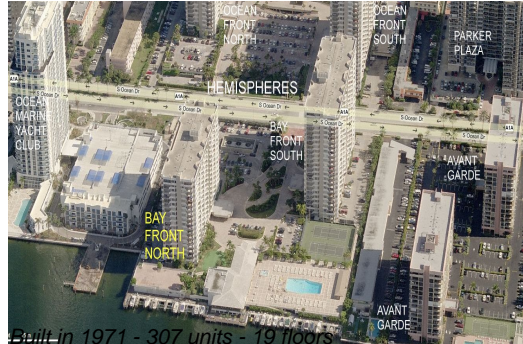


Hemispheres Bay North:	\$348/sq. ft.	Hallandale Beach:	\$325/sq. ft.
Hallandale Beach:	\$325/sq. ft.	Broward:	\$351/sq. ft.

## Inventory for Sale

Hemispheres Bay North	7%
Hallandale Beach	4%
Broward	4%

## Avg. Time to Close Over Last 12 Months



Hemispheres Bay North  
Hallandale Beach  
Broward

105 days  
76 days  
67 days