

Unit 12 Q - Hemispheres Bay South

12 Q - 1985 S Ocean Dr, Hallandale Beach, FL, Broward 33009

Unit Information

MLS Number: A11550678
 Status: Active
 Size: 1,740 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces: Other Parking
 View:
 List Price: \$635,000
 List PPSF: \$365
 Valuated Price: \$591,000
 Valuated PPSF: \$340

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

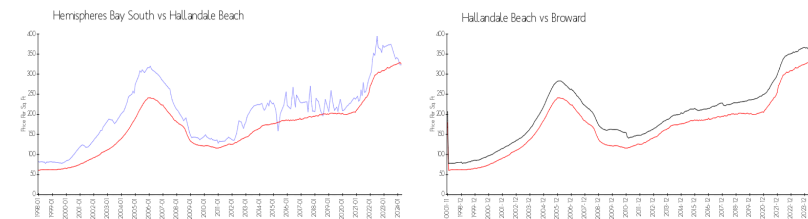
Building Association Information

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