

# Unit 3 A - Hemispheres Bay North

3 A - 1965 S Ocean Dr, Hallandale Beach, FL, Broward 33009

## Unit Information

MLS Number:	A11552327
Status:	Active
Size:	545 Sq ft.
Bedrooms:	
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$234,900
List PPSF:	\$431
Valuated Price:	\$156,000
Valuated PPSF:	\$286

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:	22
Building inventory for sale:	7%
Number of sales over the last 12 months:	17
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	5

## Building Association Information

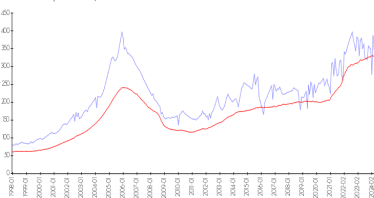
Hemisphere Condominium  
(954) 454-2623

## Recent Sales

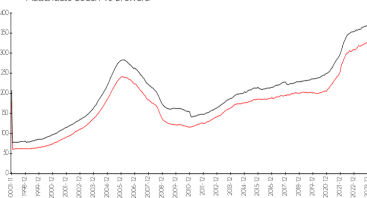
Unit #	Size	Closing Date	Sale Price	PPSF
3F	1,275 sq ft	May 2024	\$318,000	\$249
6R	1,275 sq ft	May 2024	\$310,000	\$243
7B	798 sq ft	Apr 2024	\$250,000	\$313
15F	1,275 sq ft	Apr 2024	\$430,000	\$337
2M	798 sq ft	Mar 2024	\$250,000	\$313

## Market Information

Hemispheres Bay North vs Hallandale Beach



Hallandale Beach vs Broward

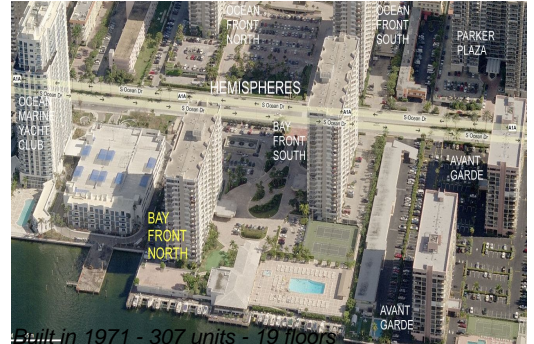


Hemispheres Bay North:	\$318/sq. ft.	Hallandale Beach:	\$329/sq. ft.
Hallandale Beach:	\$329/sq. ft.	Broward:	\$350/sq. ft.

## Inventory for Sale

Hemispheres Bay North	7%
Hallandale Beach	4%
Broward	3%

## Avg. Time to Close Over Last 12 Months



Hemispheres Bay North  
Hallandale Beach  
Broward

103 days  
77 days  
68 days