

# Unit 3 N - Hemispheres Bay South

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

## Unit Information

MLS Number: F10407467  
 Status: Active  
 Size: 870 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space  
 View: Ocean View, Other View  
 List Price: \$249,900  
 List PPSF: \$287  
 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

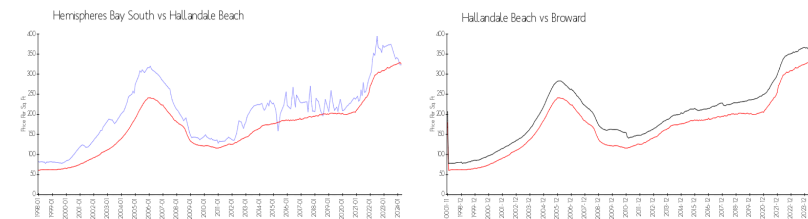
## Building Association Information

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.  
 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