

# Unit 16 L - Hemispheres Ocean South

16 L - 1980 S Ocean Dr, Hallandale Beach, FL, Broward 33009

## Unit Information

MLS Number: F10413568  
 Status: Active  
 Size: 870 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space, Open Space Parking, Valet Parking  
 View: Intracoastal View, Direct Ocean  
 List Price: \$425,000  
 List PPSF: \$489  
 Valuated Price: \$367,000  
 Valuated PPSF: \$422

*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: 327  
 Number of active listings for rent: 4  
 Number of active listings for sale: 12  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 12  
 Number of sales over the last 6 months: 5  
 Number of sales over the last 3 months: 2

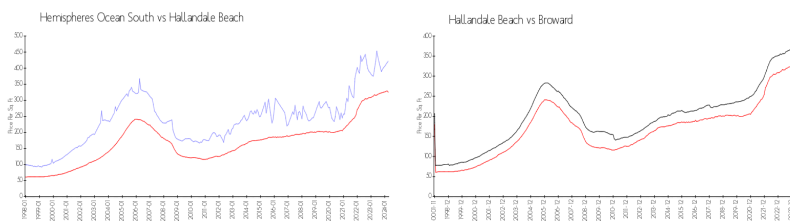
## Building Association Information

The hemisphere Condominium Association  
 (954) 454-1876

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
18N	870 sq ft	Feb 2024	\$345,000	\$397
5B	870 sq ft	Feb 2024	\$340,000	\$391
16D	870 sq ft	Feb 2024	\$370,000	\$425
16h	1,240 sq ft	Dec 2023	\$400,000	\$323
11L	870 sq ft	Dec 2023	\$280,000	\$322

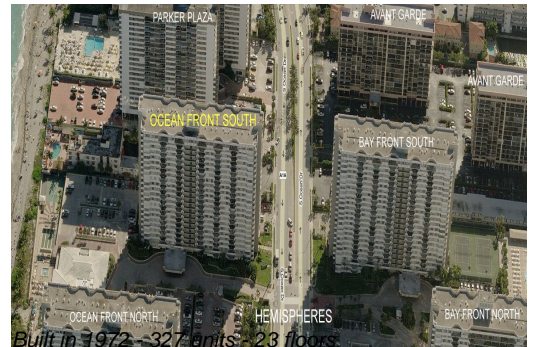
## Market Information



Hemispheres Ocean South: \$422/sq. ft.  
 Hallandale Beach: \$325/sq. ft.  
 South: \$325/sq. ft.  
 Broward: \$351/sq. ft.

## Inventory for Sale

Hemispheres Ocean South: 4%  
 Hallandale Beach: 4%  
 Broward: 4%



## **Avg. Time to Close Over Last 12 Months**

Hemispheres Ocean South	109 days
Hallandale Beach	76 days
Broward	67 days