

# Unit 3905 N Nob Hill Rd # 106 - Sunrise Island 1-2-3

3905 N Nob Hill Rd # 106 - 3905 N Nob Hill Rd, Sunrise, FL, Broward 33351

## Unit Information

MLS Number: A11521179  
 Status: Active  
 Size: 0 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space,Guest Parking  
 View:  
 List Price: \$179,000  
 Valuated Price: \$168,000  
 Valuated PPSF: \$189

*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: 185  
 Number of active listings for rent: 0  
 Number of active listings for sale: 10  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 8  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 2

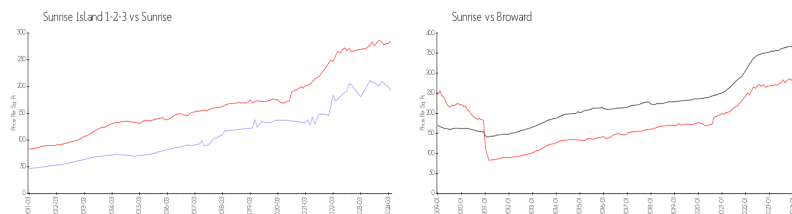
## Building Association Information

Sunrise Island Condo Association  
 3955 N Nob Hill Rd  
 Sunrise, FL 33351  
 Phone number (954) 742-3035

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
210	1,074 sq ft	Apr 2024	\$205,000	\$191
203	1,074 sq ft	Feb 2024	\$200,000	\$186
106	1,074 sq ft	Dec 2023	\$220,000	\$205
105	1,074 sq ft	Oct 2023	\$245,900	\$229
403	1,074 sq ft	Sep 2023	\$230,000	\$214

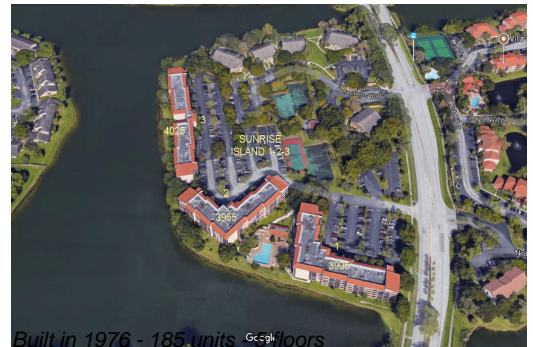
## Market Information



Sunrise Island 1-2-3:	\$193/sq. ft.	Sunrise:	\$285/sq. ft.
Sunrise:	\$285/sq. ft.	Broward:	\$351/sq. ft.

## Inventory for Sale

Sunrise Island 1-2-3	5%
Sunrise	3%
Broward	4%



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

Sunrise Island 1-2-3	33 days
Sunrise	56 days
Broward	67 days