

Unit 7970 N Nob Hill Rd # 105 - El Ad Nob Hill

7970 N Nob Hill Rd # 105 - 7910-8070 N Nob Hill Rd, Tamarac, FL, Broward 33321

Unit Information

MLS Number: A11550182
 Status: Active
 Size: 1,137 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space, Additional Spaces Available
 View:
 List Price: \$300,000
 List PPSF: \$264
 Valuated Price: \$300,000
 Valuated PPSF: \$264

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: 300
 Number of active listings for rent: 0
 Number of active listings for sale: 2
 Building inventory for sale: 0%
 Number of sales over the last 12 months: 10
 Number of sales over the last 6 months: 7
 Number of sales over the last 3 months: 1

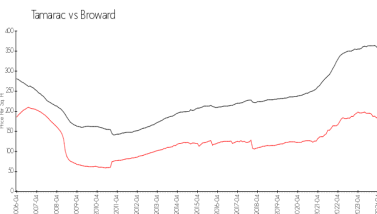
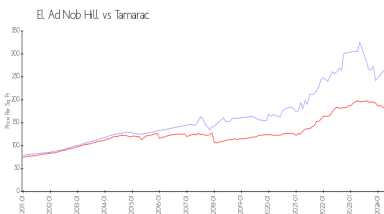
Building Association Information

El-Ad Nob Hill
 Condominium Association, Inc
 7124 North Nob Hill Road
 Tamarac, FL 33321
 Phone: (954) 726-7721

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
104	1,137 sq ft	Apr 2024	\$285,000	\$251
205	981 sq ft	Jan 2024	\$253,000	\$258
207	981 sq ft	Dec 2023	\$274,000	\$279
206	981 sq ft	Dec 2023	\$210,000	\$214
206	1,137 sq ft	Dec 2023	\$308,000	\$271

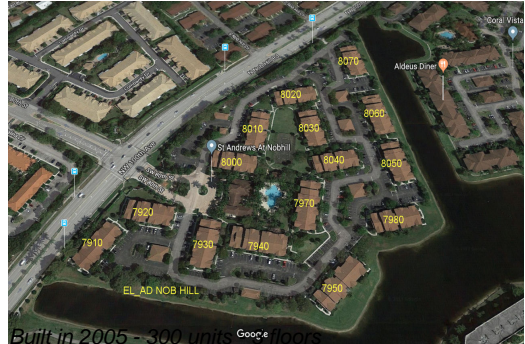
Market Information



El Ad Nob Hill:	\$266/sq. ft.	Tamarac:	\$183/sq. ft.
Tamarac:	\$183/sq. ft.	Broward:	\$348/sq. ft.

Inventory for Sale

El Ad Nob Hill: 1%
 Tamarac: 3%
 Broward: 3%



Avg. Time to Close Over Last 12 Months

El Ad Nob Hill	43 days
Tamarac	55 days
Broward	66 days