

Unit 9788 Nob Hill Ct - Villas de Venezia

9788 Nob Hill Ct - 9777-9799 Nob Hill Ct, Sunrise, FL, Broward 33351

Unit Information

MLS Number:	A11562600
Status:	Active
Size:	1,216 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space, Guest Parking
View:	
List Price:	\$305,000
List PPSF:	\$251
Valuated Price:	\$312,000
Valuated PPSF:	\$257

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:	320
Number of active listings for rent:	0
Number of active listings for sale:	3
Building inventory for sale:	0%
Number of sales over the last 12 months:	9
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	2

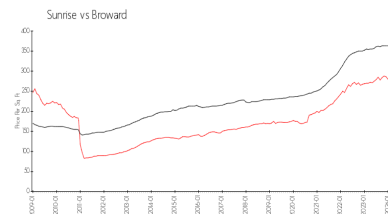
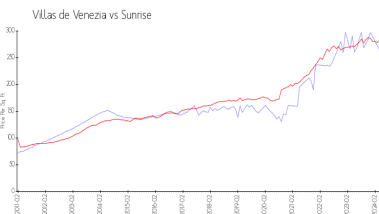
Building Association Information

Villas de Venezia
 9979 Nob Hill Pl,
 Sunrise, FL 33351
 (954) 748-6059

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
9950	744 sq ft	Apr 2024	\$219,999	\$296
9858	986 sq ft	Apr 2024	\$295,000	\$299
9940	744 sq ft	Dec 2023	\$210,000	\$282
9894	744 sq ft	Dec 2023	\$224,000	\$301
9908	1,216 sq ft	Sep 2023	\$315,000	\$259

Market Information

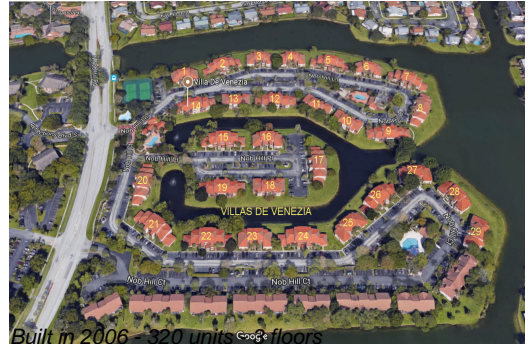


Villas de Venezia: \$264/sq. ft.
 Sunrise: \$282/sq. ft.

Sunrise: \$282/sq. ft.
 Broward: \$348/sq. ft.

Inventory for Sale

Villas de Venezia	1%
Sunrise	3%
Broward	3%



Avg. Time to Close Over Last 12 Months

Villas de Venezia	23 days
Sunrise	55 days
Broward	66 days