

Unit 9996 Nob Hill PI - Villas de Venezia

9996 Nob Hill PI - 9777-9799 Nob Hill Ct, Sunrise, FL, Broward 33351

Unit Information

MLS Number:	A11566614
Status:	Pending
Size:	986 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	Assigned Parking, Guest Parking
View:	
List Price:	\$284,999
List PPSF:	\$289
Valuated Price:	\$269,000
Valuated PPSF:	\$273

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

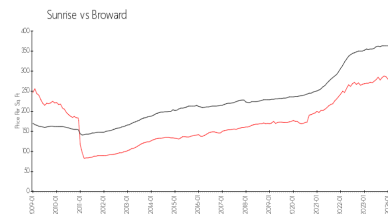
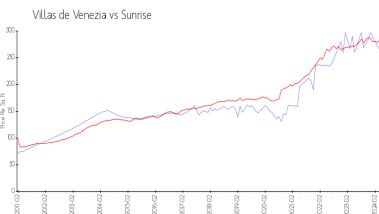
Building Association Information

Villas de Venezia
 9979 Nob Hill PI,
 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

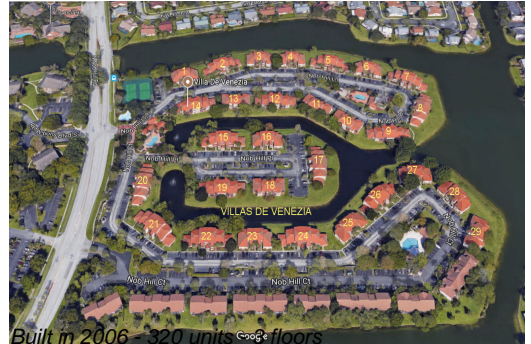


Villas de Venezia: \$264/sq. ft.
 Sunrise: \$282/sq. ft.

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