

Unit 3905 N Nob Hill Rd # 304 - Sunrise Island 1-2-3

3905 N Nob Hill Rd # 304 - 3905 N Nob Hill Rd, Sunrise, FL, Broward 33351

Unit Information

MLS Number:	A11581533
Status:	Active
Size:	1,074 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	Assigned Parking
View:	
List Price:	\$235,000
List PPSF:	\$219
Valuated Price:	\$207,000
Valuated PPSF:	\$206

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:	6
Building inventory for sale:	3%
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

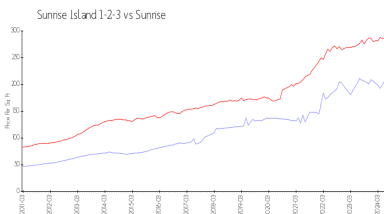
Building Association Information

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

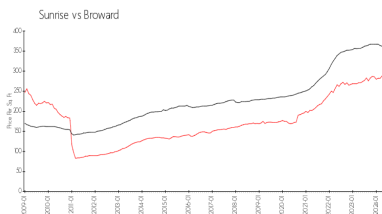
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
107	1,074 sq ft	Jun 2024	\$230,000	\$214
108	1,074 sq ft	Jun 2024	\$205,000	\$191
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

Market Information



Sunrise Island 1-2-3: \$207/sq. ft.
 Sunrise: \$285/sq. ft.



Sunrise: \$285/sq. ft.
 Broward: \$349/sq. ft.

Inventory for Sale

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



Avg. Time to Close Over Last 12 Months

Sunrise Island 1-2-3	22 days
Sunrise	62 days
Broward	70 days