

Unit 8010 N Nob Hill Rd # 102 - El Ad Nob Hill

8010 N Nob Hill Rd # 102 - 7910-8070 N Nob Hill Rd, Tamarac, FL, Broward 33321

Unit Information

| | |
|-----------------|------------------------|
| MLS Number: | A11588243 |
| Status: | Active |
| Size: | 691 Sq ft. |
| Bedrooms: | 1 |
| Full Bathrooms: | 1 |
| Half Bathrooms: | |
| Parking Spaces: | 1 Space, Guest Parking |
| View: | |
| List Price: | \$250,000 |
| List PPSF: | \$362 |
| Valuated Price: | \$189,000 |
| Valuated PPSF: | \$274 |

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: | 4 |
| Building inventory for sale: | 1% |
| Number of sales over the last 12 months: | 13 |
| Number of sales over the last 6 months: | 6 |
| Number of sales over the last 3 months: | 4 |

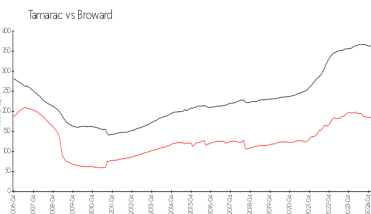
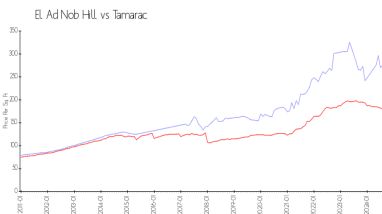
Building Association Information

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 |
|--------|-------------|--------------|------------|-------|
| 105 | 1,137 sq ft | Aug 2024 | \$295,000 | \$259 |
| 3-305 | 981 sq ft | Aug 2024 | \$266,500 | \$272 |
| 103 | 981 sq ft | Jul 2024 | \$262,500 | \$268 |
| 306 | 981 sq ft | Jun 2024 | \$215,000 | \$219 |
| 304 | 981 sq ft | May 2024 | \$274,000 | \$279 |

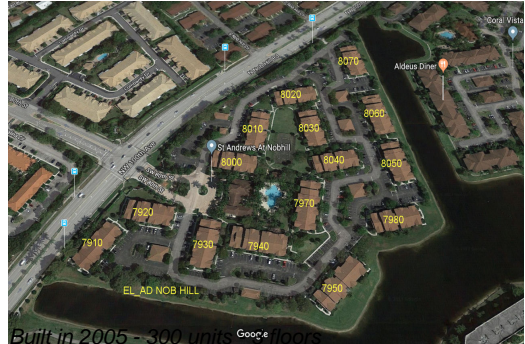
Market Information



| | | | |
|-----------------|---------------|----------|---------------|
| El Ad Nob Hill: | \$276/sq. ft. | Tamarac: | \$180/sq. ft. |
| Tamarac: | \$180/sq. ft. | Broward: | \$346/sq. ft. |

Inventory for Sale

| | |
|----------------|----|
| El Ad Nob Hill | 1% |
| Tamarac | 3% |
| Broward | 4% |



Avg. Time to Close Over Last 12 Months

| | |
|----------------|---------|
| El Ad Nob Hill | 53 days |
| Tamarac | 64 days |
| Broward | 72 days |