

# Unit 9909 Nob Hill Ct - Villas de Venezia

9909 Nob Hill Ct - 9777-9799 Nob Hill Ct, Sunrise, FL, Broward 33351

## Unit Information

MLS Number:	A11595493
Status:	Closed
Size:	744 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$240,000
List PPSF:	\$323
Valuated Price:	\$185,000
Valuated PPSF:	\$249

*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:	2
Building inventory for sale:	0%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	1

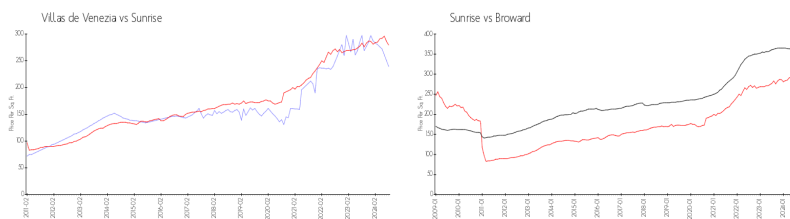
## Building Association Information

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
9909	744 sq ft	Aug 2024	\$240,000	\$323
9996	986 sq ft	May 2024	\$278,000	\$282
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

## Market Information



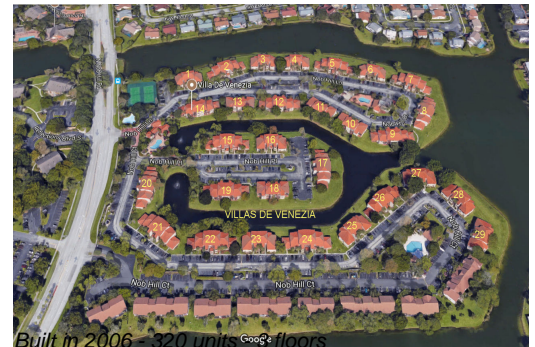
Villas de Venezia:	\$245/sq. ft.	Sunrise:	\$279/sq. ft.
Sunrise:	\$279/sq. ft.	Broward:	\$351/sq. ft.

## Inventory for Sale

Villas de Venezia	1%
Sunrise	4%
Broward	4%

## Avg. Time to Close Over Last 12 Months

Villas de Venezia	41 days
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Sunrise  
Broward

63 days  
72 days