

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: Active
 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: \$206,000
 Valuated PPSF: \$277

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: 4
 Building inventory for sale: 1%
 Number of sales over the last 12 months: 8
 Number of sales over the last 6 months: 4
 Number of sales over the last 3 months: 3

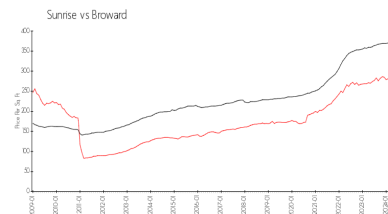
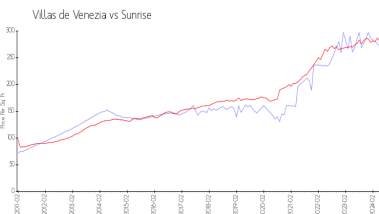
Building Association Information

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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

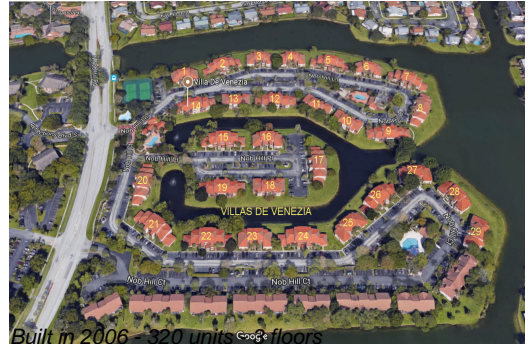


Villas de Venezia: \$272/sq. ft.
 Sunrise: \$281/sq. ft.

Sunrise: \$281/sq. ft.
 Broward: \$351/sq. ft.

Inventory for Sale

Villas de Venezia: 1%
 Sunrise: 3%
 Broward: 4%



Avg. Time to Close Over Last 12 Months

Villas de Venezia	35 days
Sunrise	58 days
Broward	69 days