

Unit 9781 Nob Hill Ct - Villas de Venezia

9781 Nob Hill Ct - 9777-9799 Nob Hill Ct, Sunrise, FL, Broward 33351

Unit Information

MLS Number:	A11608650
Status:	Active
Size:	744 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking
View:	
List Price:	\$240,000
List PPSF:	\$323
Valuated Price:	\$195,000
Valuated PPSF:	\$262

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:	8
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	3

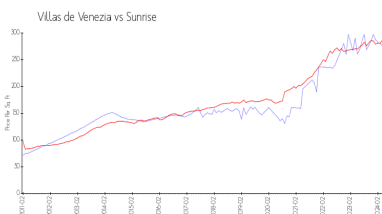
Building Association Information

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

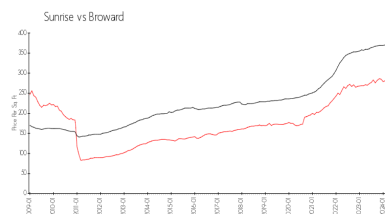
Recent Sales

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



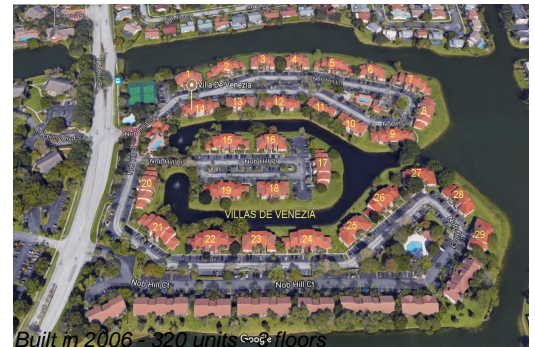
Villas de Venezia: \$272/sq. ft.
Sunrise: \$281/sq. ft.



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	59 days
Broward	69 days