

# Unit 9936 Nob Hill PI - Villas de Venezia

9936 Nob Hill PI - 9777-9799 Nob Hill Ct, Sunrise, FL, Broward 33351

## Unit Information

MLS Number: A11611021  
 Status: Active Under Contract  
 Size: 1,216 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: Assigned Parking  
 View:  
 List Price: \$294,000  
 List PPSF: \$242  
 Valuated Price: \$287,000  
 Valuated PPSF: \$236

*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

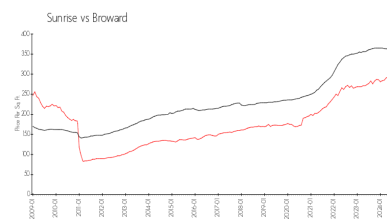
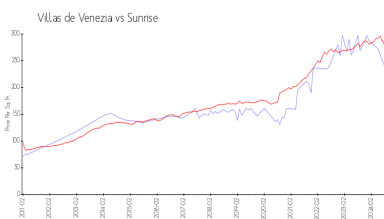
## Building Association Information

Villas de Venezia  
 9979 Nob Hill PI,  
 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



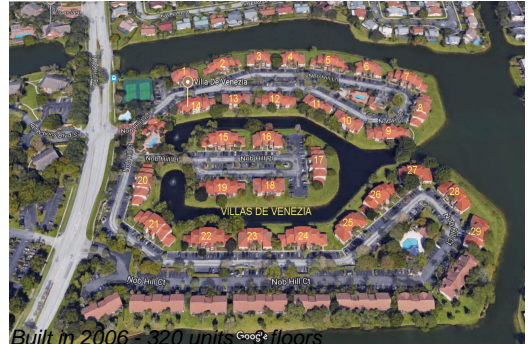
Villas de Venezia: \$245/sq. ft.      Sunrise: \$279/sq. ft.  
 Sunrise: \$279/sq. ft.      Broward: \$351/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months

Villas de Venezia: 41 days



Sunrise  
Broward

63 days  
72 days