

# Unit 8040 N Nob Hill Rd # 106 - El Ad Nob Hill

8040 N Nob Hill Rd # 106 - 7910-8070 N Nob Hill Rd, Tamarac, FL, Broward 33321

## Unit Information

MLS Number: A11622550  
 Status: Active  
 Size: 981 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces:  
 View:  
 Rental Price: \$2,200  
 List PPSF: \$2  
 Valuated Price: \$267,000  
 Valuated PPSF: \$272

*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.*

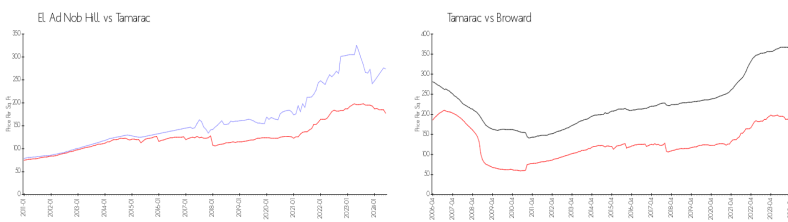
## Building Information

Number of units: 300  
 Number of active listings for rent: 0  
 Number of active listings for sale: 1  
 Building inventory for sale: 0%  
 Number of sales over the last 12 months: 13  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 3

## Building Association Information

El-Ad Nob Hill  
 Condominium Association, Inc  
 7124 North Nob Hill Road  
 Tamarac, FL 33321  
 Phone: (954) 726-7721

## Market Information



El Ad Nob Hill:	\$274/sq. ft.	Tamarac:	\$177/sq. ft.
Tamarac:	\$177/sq. ft.	Broward:	\$349/sq. ft.

## Inventory for Sale

El Ad Nob Hill	0%
Tamarac	3%
Broward	4%

## Avg. Time to Close Over Last 12 Months

El Ad Nob Hill	51 days
Tamarac	61 days
Broward	70 days

