

# Unit 3905 N Nob Hill Rd # 404 - Sunrise Island 1-2-3

3905 N Nob Hill Rd # 404 - 3905 N Nob Hill Rd, Sunrise, FL, Broward 33351

## Unit Information

MLS Number:	A11640207
Status:	Active
Size:	1,074 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	2 Or More Spaces
View:	
List Price:	\$214,900
List PPSF:	\$200
Valuated Price:	\$182,000
Valuated PPSF:	\$181

*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:	185
Number of active listings for rent:	0
Number of active listings for sale:	13
Building inventory for sale:	7%
Number of sales over the last 12 months:	5
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	0

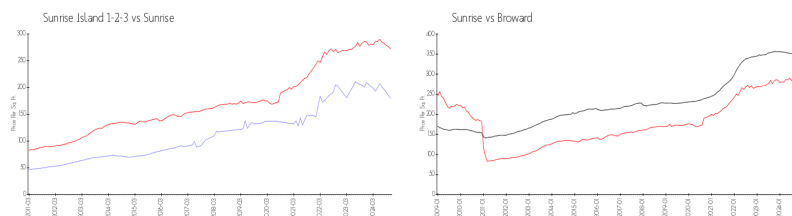
## Building Association Information

Sunrise Island Condo Association  
3955 N Nob Hill Rd  
Sunrise, FL 33351  
Phone number (954) 742-3035

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
310	1,052 sq ft	Sep 2024	\$205,000	\$195
107	1,074 sq ft	Jun 2024	\$230,000	\$214
108	1,074 sq ft	Jun 2024	\$205,000	\$191
210	1,074 sq ft	Apr 2024	\$205,000	\$191
203	1,074 sq ft	Feb 2024	\$200,000	\$186

## Market Information

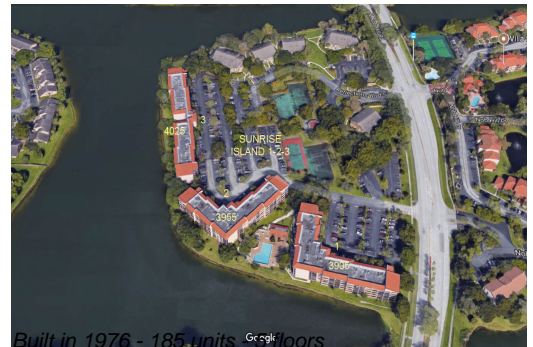


Sunrise Island 1-2-3:	\$179/sq. ft.	Sunrise:	\$272/sq. ft.
Sunrise:	\$272/sq. ft.	Broward:	\$334/sq. ft.

## Inventory for Sale

Sunrise Island 1-2-3	7%
Sunrise	4%
Broward	5%

## Avg. Time to Close Over Last 12 Months



Sunrise Island 1-2-3	74 days
Sunrise	73 days
Broward	77 days