

Unit 3955 N Nob Hill Rd # 109 - Sunrise Island 1-2-3

3955 N Nob Hill Rd # 109 - 3905 N Nob Hill Rd, Sunrise, FL, Broward 33351

Unit Information

MLS Number: A11678799
 Status: Active
 Size: 1,074 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space, Additional Spaces Available, Guest Parking

View:
 List Price: \$226,900
 List PPSF: \$211
 Valuated Price: \$189,000
 Valuated PPSF: \$176

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: 14
 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

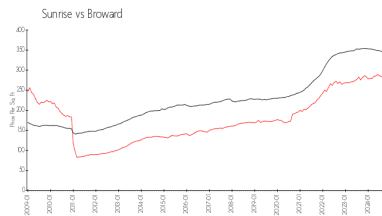
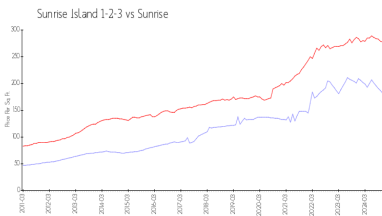
Building Association Information

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: \$180/sq. ft.
 Sunrise: \$277/sq. ft.
 Sunrise: \$277/sq. ft.
 Broward: \$334/sq. ft.

Inventory for Sale

Sunrise Island 1-2-3: 8%
 Sunrise: 4%
 Broward: 5%

Avg. Time to Close Over Last 12 Months



Sunrise Island 1-2-3
Sunrise
Broward

74 days
72 days
78 days