

# Unit 9955 Nob Hill Ct - Villas de Venezia

9955 Nob Hill Ct - 9777-9799 Nob Hill Ct, Sunrise, FL, Broward 33351

## Unit Information

MLS Number: A11690016  
 Status: Active  
 Size: 986 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: Assigned Parking  
 View:  
 List Price: \$288,000  
 List PPSF: \$292  
 Valuated Price: \$281,000  
 Valuated PPSF: \$285

*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: 3  
 Building inventory for sale: 0%  
 Number of sales over the last 12 months: 6  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 2

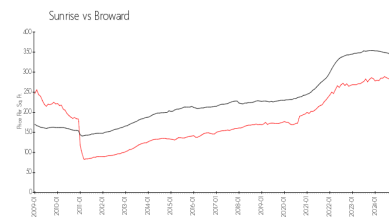
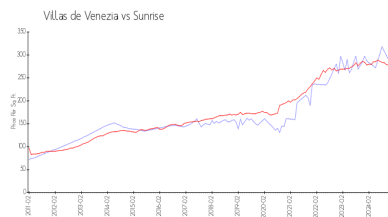
## Building Association Information

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
9985	986 sq ft	Jan 2025	\$275,000	\$279
9936	1,216 sq ft	Dec 2024	\$285,000	\$234
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

## Market Information



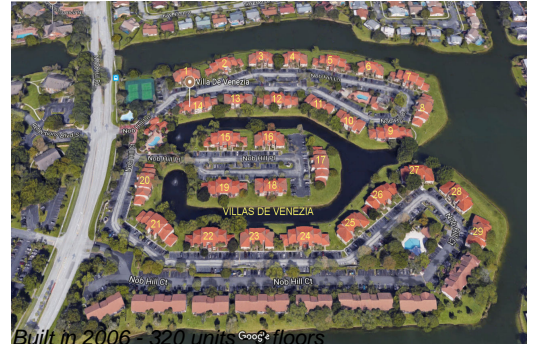
Villas de Venezia: \$281/sq. ft.      Sunrise: \$277/sq. ft.  
 Sunrise: \$277/sq. ft.      Broward: \$334/sq. ft.

## Inventory for Sale

Villas de Venezia: 1%  
 Sunrise: 4%  
 Broward: 5%

## Avg. Time to Close Over Last 12 Months

Villas de Venezia: 47 days



Sunrise  
Broward

72 days  
78 days