

# Unit 9998 Nob Hill PI - Villas de Venezia

9998 Nob Hill PI - 9777-9799 Nob Hill Ct, Sunrise, FL, Broward 33351

## Unit Information

|                 |            |
|-----------------|------------|
| MLS Number:     | A11802913  |
| Status:         | Active     |
| Size:           | 986 Sq ft. |
| Bedrooms:       | 2          |
| Full Bathrooms: | 2          |
| Half Bathrooms: | 0          |
| Parking Spaces: | 1 Space    |
| View:           |            |
| List Price:     | \$278,500  |
| List PPSF:      | \$282      |
| Valuated Price: | \$244,000  |
| Valuated PPSF:  | \$247      |

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:      | 13  |
| Building inventory for sale:             | 4%  |
| Number of sales over the last 12 months: | 6   |
| Number of sales over the last 6 months:  | 2   |
| Number of sales over the last 3 months:  | 0   |

## Building Association Information

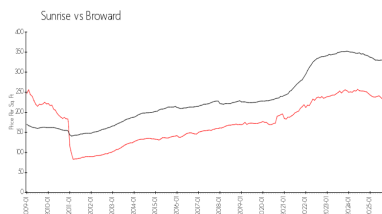
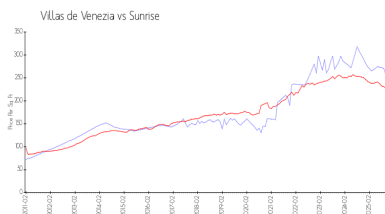
Villas de Venezia  
9979 Nob Hill PI,  
Sunrise, FL 33351  
(954) 748-6059

<https://>

## Recent Sales

| Unit # | Size      | Closing Date | Sale Price | PPSF  |
|--------|-----------|--------------|------------|-------|
| 9853   | 744 sq ft | Sep 2025     | \$195,000  | \$262 |
| 9795   | 744 sq ft | Sep 2025     | \$197,000  | \$265 |
| 9935   | 744 sq ft | Jun 2025     | \$197,000  | \$265 |
| 9955   | 986 sq ft | Mar 2025     | \$290,000  | \$294 |
| 9985   | 744 sq ft | Mar 2025     | \$190,000  | \$255 |

## Market Information

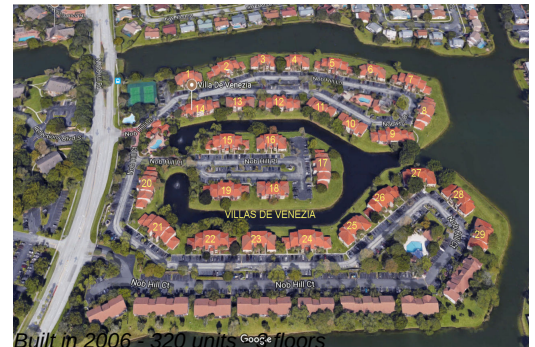


|                    |               |          |               |
|--------------------|---------------|----------|---------------|
| Villas de Venezia: | \$239/sq. ft. | Sunrise: | \$220/sq. ft. |
| Sunrise:           | \$220/sq. ft. | Broward: | \$311/sq. ft. |

## Inventory for Sale

|                   |    |
|-------------------|----|
| Villas de Venezia | 4% |
| Sunrise           | 4% |
| Broward           | 4% |

## Avg. Time to Close Over Last 12 Months



|                   |         |
|-------------------|---------|
| Villas de Venezia | 58 days |
| Sunrise           | 80 days |
| Broward           | 88 days |