

Unit 9956 Nob Hill PI - Villas de Venezia

9956 Nob Hill PI - 9777-9799 Nob Hill Ct, Sunrise, FL, Broward 33351

Unit Information

MLS Number:	A11880604
Status:	Active
Size:	986 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned Parking,Guest Parking
View:	
List Price:	\$255,000
List PPSF:	\$259
Valuated Price:	\$239,000
Valuated PPSF:	\$242

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

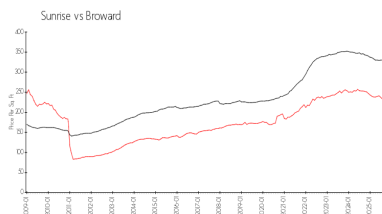
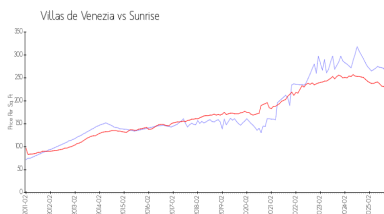
Villas de Venezia
9979 Nob Hill PI,
Sunrise, FL 33351
(954) 748-6059

<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

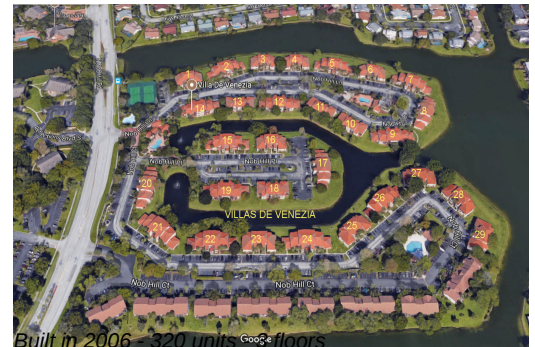


Villas de Venezia:	\$239/sq. ft.	Sunrise:	\$220/sq. ft.
Sunrise:	\$220/sq. ft.	Broward:	\$311/sq. ft.

Inventory for Sale

Villas de Venezia	4%
Sunrise	5%
Broward	4%

Avg. Time to Close Over Last 12 Months



Villas de Venezia	58 days
Sunrise	80 days
Broward	88 days