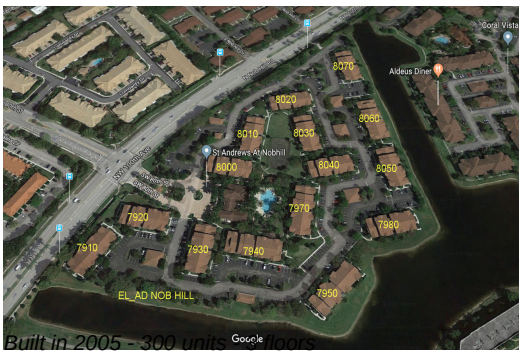
Unit 7940 N Nob Hill Rd # 102 - El Ad Nob Hill

7940 N Nob Hill Rd # 102 - 7910-8070 N Nob Hill Rd, Tamarac, FL, Broward 33321



Built in 2005 - 300 units - floors

Unit Information

MLS Number:	A11983260
Status:	Active
Size:	981 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	2 Or More Spaces
View:	
List Price:	$250,000
List PPSF:	$255
Valuated Price:	$234,000
Valuated PPSF:	$239

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:	300
Number of active listings for rent:	0
Number of active listings for sale:	4
Building inventory for sale:	1%
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:	1

Building Association Information

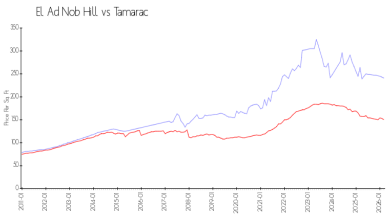
El-Ad Nob Hill
Condominium Association, Inc
7124 North Nob Hill Road
Tamarac, FL 33321
Phone: (954) 726-7721

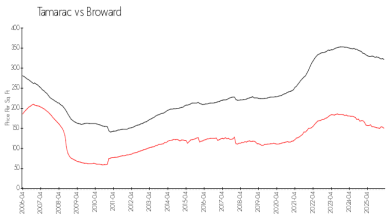
https://

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
304	981 sq ft	Jan 2026	$243,000	$248
105	981 sq ft	Dec 2025	$240,000	$245
102	691 sq ft	Sep 2025	$227,500	$329
208		Jul 2025	$183,000	
304	981 sq ft	Jun 2025	$248,000	$253
304	981 sq ft	Jun 2025	$248,000	$253

Market Information





El Ad Nob Hill:	$241/sq. ft.	Tamarac:	$150/sq. ft.
Tamarac:	$150/sq. ft.	Broward:	$306/sq. ft.

Inventory for Sale

El Ad Nob Hill	1%
Tamarac	5%
Broward	6%

Avg. Time to Close Over Last 12 Months

El Ad Nob Hill	63 days
Tamarac	92 days
Broward	89 days