

Unit 3955 N Nob Hill Rd # 310 - Sunrise Island 1-2-3

3955 N Nob Hill Rd # 310 - 3905 N Nob Hill Rd, Sunrise, FL, Broward 33351

Unit Information

| | |
|-----------------|------------------|
| MLS Number: | F10418935 |
| Status: | Active |
| Size: | 1,052 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | 0 |
| Parking Spaces: | 2 Or More Spaces |
| View: | Lake |
| List Price: | \$209,900 |
| List PPSF: | \$200 |
| Valuated Price: | \$210,000 |
| Valuated PPSF: | \$196 |

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

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|--|-----|
| Number of units: | 185 |
| Number of active listings for rent: | 0 |
| Number of active listings for sale: | 9 |
| Building inventory for sale: | 4% |
| Number of sales over the last 12 months: | 8 |
| Number of sales over the last 6 months: | 3 |
| Number of sales over the last 3 months: | 2 |

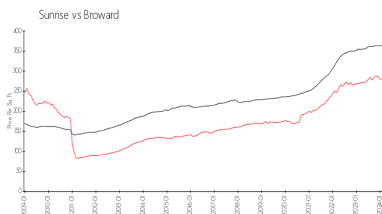
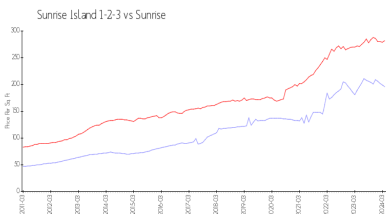
Building Association Information

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 |
|--------|-------------|--------------|------------|-------|
| 210 | 1,074 sq ft | Apr 2024 | \$205,000 | \$191 |
| 203 | 1,074 sq ft | Feb 2024 | \$200,000 | \$186 |
| 106 | 1,074 sq ft | Dec 2023 | \$220,000 | \$205 |
| 105 | 1,074 sq ft | Oct 2023 | \$245,900 | \$229 |
| 403 | 1,074 sq ft | Sep 2023 | \$230,000 | \$214 |

Market Information



Sunrise Island 1-2-3: \$196/sq. ft.
 Sunrise: \$282/sq. ft.

Sunrise: \$282/sq. ft.
 Broward: \$348/sq. ft.

Inventory for Sale

| | |
|----------------------|----|
| Sunrise Island 1-2-3 | 5% |
| Sunrise | 3% |
| Broward | 3% |



Avg. Time to Close Over Last 12 Months

| | |
|----------------------|---------|
| Sunrise Island 1-2-3 | 33 days |
| Sunrise | 55 days |
| Broward | 66 days |