

Unit 8010 N Nob Hill Rd # 306 - El Ad Nob Hill

8010 N Nob Hill Rd # 306 - 7910-8070 N Nob Hill Rd, Tamarac, FL, Broward 33321

Unit Information

MLS Number:	F10452355
Status:	Active
Size:	981 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	2 Or More Spaces
View:	Tennis Court View
List Price:	\$273,000
List PPSF:	\$278
Valuated Price:	\$273,000
Valuated PPSF:	\$278

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:	3
Building inventory for sale:	1%
Number of sales over the last 12 months:	15
Number of sales over the last 6 months:	8
Number of sales over the last 3 months:	5

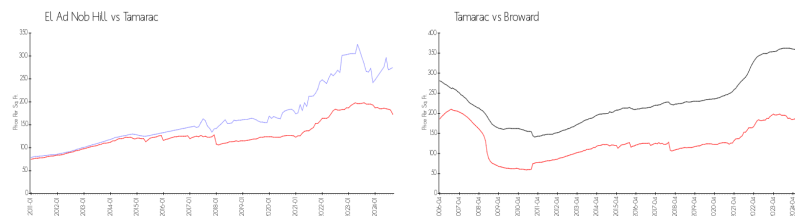
Building Association Information

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
108	691 sq ft	Oct 2024	\$212,000	\$307
106	981 sq ft	Oct 2024	\$265,000	\$270
303	1,137 sq ft	Sep 2024	\$300,000	\$264
305	981 sq ft	Sep 2024	\$279,800	\$285
105	1,137 sq ft	Aug 2024	\$295,000	\$259
3-305	981 sq ft	Aug 2024	\$266,500	\$272

Market Information

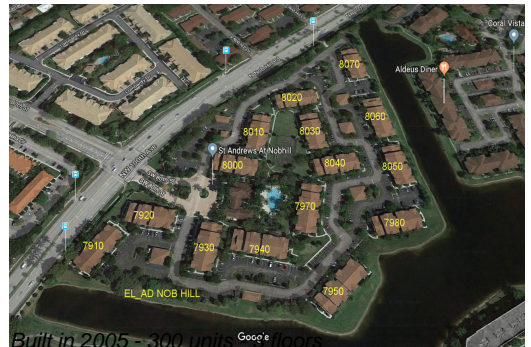


El Ad Nob Hill:	\$275/sq. ft.	Tamarac:	\$173/sq. ft.
Tamarac:	\$173/sq. ft.	Broward:	\$339/sq. ft.

Inventory for Sale

El Ad Nob Hill	1%
Tamarac	4%
Broward	4%

Avg. Time to Close Over Last 12 Months



El Ad Nob Hill
Tamarac
Broward

60 days
72 days
74 days