

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

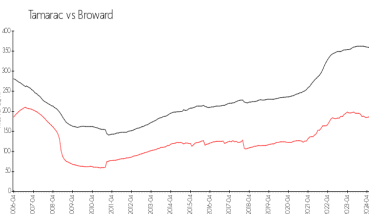
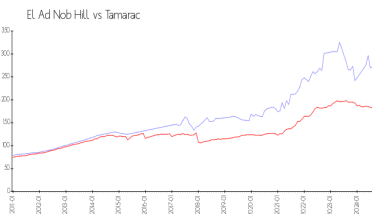
Building Association Information

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