

# Unit 3955 N Nob Hill Rd # 202 - Sunrise Island 1-2-3

3955 N Nob Hill Rd # 202 - 3905 N Nob Hill Rd, Sunrise, FL, Broward 33351

## Unit Information

MLS Number:	F10457617
Status:	Active
Size:	1,052 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	Canal,Pool Area View
List Price:	\$225,000
List PPSF:	\$214
Valuated Price:	\$203,000
Valuated PPSF:	\$189

*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:	185
Number of active listings for rent:	0
Number of active listings for sale:	15
Building inventory for sale:	8%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	1

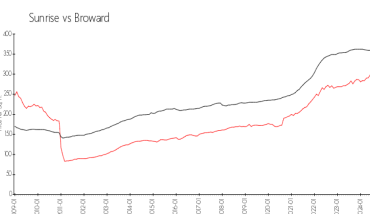
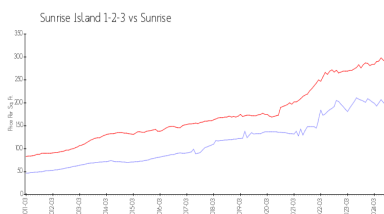
## Building Association Information

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
310	1,052 sq ft	Sep 2024	\$205,000	\$195
107	1,074 sq ft	Jun 2024	\$230,000	\$214
108	1,074 sq ft	Jun 2024	\$205,000	\$191
210	1,074 sq ft	Apr 2024	\$205,000	\$191
203	1,074 sq ft	Feb 2024	\$200,000	\$186

## Market Information

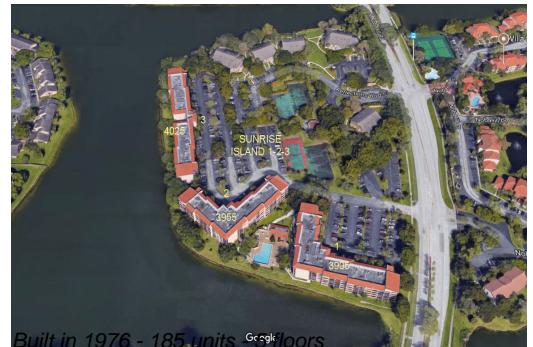


Sunrise Island 1-2-3:	\$191/sq. ft.	Sunrise:	\$282/sq. ft.
Sunrise:	\$282/sq. ft.	Broward:	\$339/sq. ft.

## Inventory for Sale

Sunrise Island 1-2-3	8%
Sunrise	4%
Broward	4%

## Avg. Time to Close Over Last 12 Months



Sunrise Island 1-2-3	63 days
Sunrise	71 days
Broward	75 days