

Unit 7940 N Nob Hill Rd # 108 - El Ad Nob Hill

7940 N Nob Hill Rd # 108 - 7910-8070 N Nob Hill Rd, Tamarac, FL, Broward 33321

Unit Information

MLS Number:	F10530989
Status:	Active
Size:	981 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Guest Parking
View:	
List Price:	\$250,000
List PPSF:	\$255
Valuated Price:	\$233,000
Valuated PPSF:	\$238

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:	8
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	1

Building Association Information

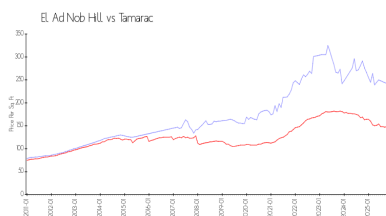
El-Ad Nob Hill
Condominium Association, Inc
7124 North Nob Hill Road
Tamarac, FL 33321
Phone: (954) 726-7721

<https://>

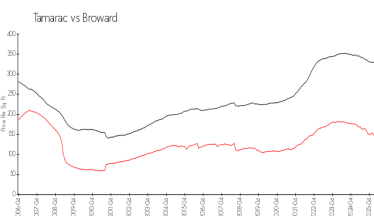
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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
201	981 sq ft	Apr 2025	\$235,000	\$240

Market Information



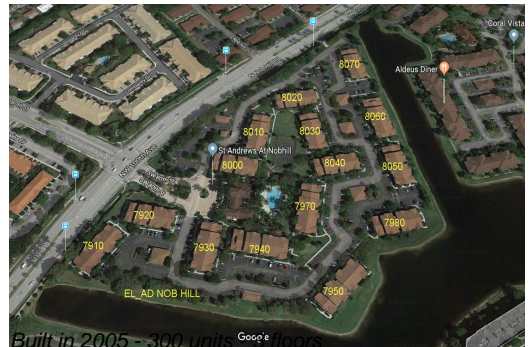
El Ad Nob Hill: \$240/sq. ft.
Tamarac: \$146/sq. ft.



Tamarac: \$146/sq. ft.
Broward: \$311/sq. ft.

Inventory for Sale

El Ad Nob Hill	1%
Tamarac	3%
Broward	4%



Avg. Time to Close Over Last 12 Months

El Ad Nob Hill	55 days
Tamarac	88 days
Broward	88 days