

Unit 4025 N Nob Hill Rd # 408 - Sunrise Island 1-2-3

4025 N Nob Hill Rd # 408 - 3905 N Nob Hill Rd, Sunrise, FL, Broward 33351

Unit Information

MLS Number:	RX-10889272
Status:	Active
Size:	1,074 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned,Guest
View:	Garden,Lake
List Price:	\$225,000
List PPSF:	\$209
Valuated Price:	\$209,000
Valuated PPSF:	\$195

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:	10
Building inventory for sale:	5%
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

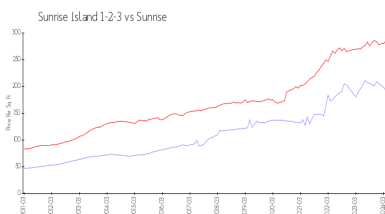
Building Association Information

Sunrise Island Condo Association
3955 N Nob Hill Rd
Sunrise, FL 33351
Phone number (954) 742-3035

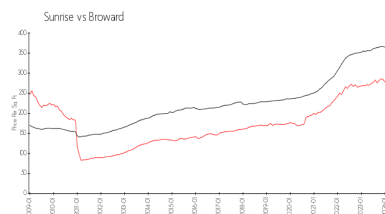
Recent Sales

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



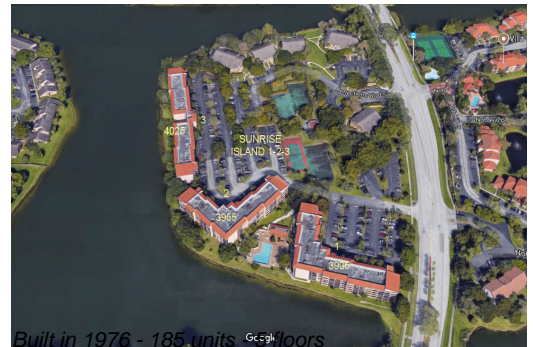
Sunrise Island 1-2-3: \$193/sq. ft.
Sunrise: \$285/sq. ft.



Sunrise: \$285/sq. ft.
Broward: \$351/sq. ft.

Inventory for Sale

Sunrise Island 1-2-3	5%
Sunrise	3%
Broward	4%



Avg. Time to Close Over Last 12 Months

Sunrise Island 1-2-3	33 days
Sunrise	56 days
Broward	67 days