

Unit 7940 N Nob Hill Rd # 101 - El Ad Nob Hill

7940 N Nob Hill Rd # 101 - 7910-8070 N Nob Hill Rd, Tamarac, FL, Broward 33321

Unit Information

| | |
|-----------------|-------------|
| MLS Number: | RX-10972066 |
| Status: | Active |
| Size: | 981 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | 0 |
| Parking Spaces: | |
| View: | |
| List Price: | \$279,990 |
| List PPSF: | \$285 |
| Valuated Price: | \$259,000 |
| Valuated PPSF: | \$264 |

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: | 10 |
| Number of sales over the last 6 months: | 6 |
| Number of sales over the last 3 months: | 1 |

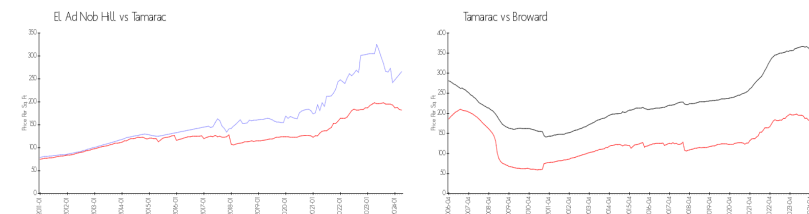
Building Association Information

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

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 104 | 1,137 sq ft | Apr 2024 | \$285,000 | \$251 |
| 205 | 981 sq ft | Jan 2024 | \$253,000 | \$258 |
| 207 | 981 sq ft | Dec 2023 | \$274,000 | \$279 |
| 206 | 981 sq ft | Dec 2023 | \$210,000 | \$214 |
| 206 | 1,137 sq ft | Dec 2023 | \$308,000 | \$271 |

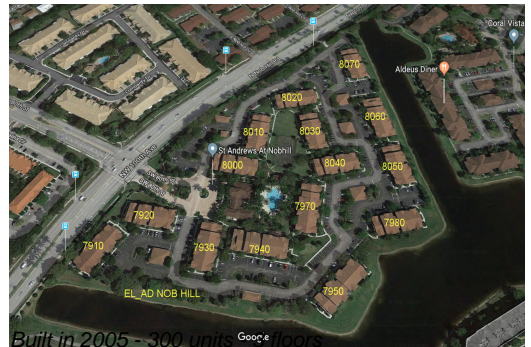
Market Information



| | | | |
|-----------------|---------------|----------|---------------|
| El Ad Nob Hill: | \$266/sq. ft. | Tamarac: | \$182/sq. ft. |
| Tamarac: | \$182/sq. ft. | Broward: | \$351/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 | 43 days |
| Tamarac | 56 days |
| Broward | 67 days |