

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:	2
Building inventory for sale:	0%
Number of sales over the last 12 months:	10
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	1

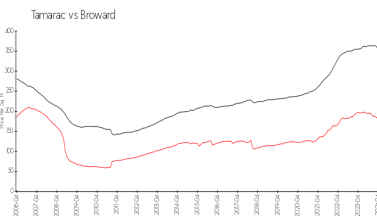
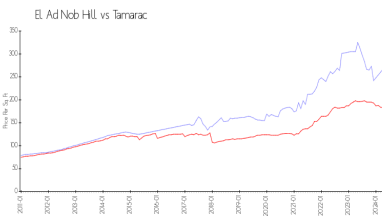
Building Association Information

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

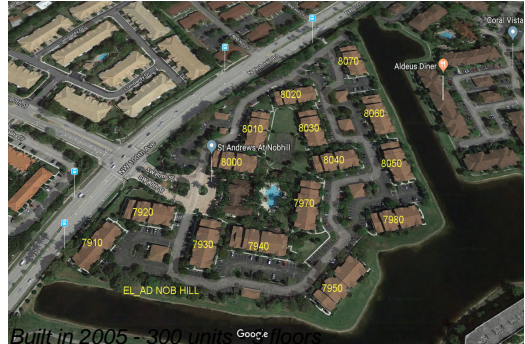
Market Information



El Ad Nob Hill:	\$266/sq. ft.	Tamarac:	\$183/sq. ft.
Tamarac:	\$183/sq. ft.	Broward:	\$348/sq. ft.

Inventory for Sale

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



Avg. Time to Close Over Last 12 Months

El Ad Nob Hill	43 days
Tamarac	55 days
Broward	67 days