

# Unit 7970 N Nob Hill Rd # 105 - El Ad Nob Hill

7970 N Nob Hill Rd # 105 - 7910-8070 N Nob Hill Rd, Tamarac, FL, Broward 33321

## Unit Information

MLS Number:	A11550182
Status:	Active
Size:	1,137 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space, Additional Spaces Available
View:	
List Price:	\$300,000
List PPSF:	\$264
Valuated Price:	\$300,000
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

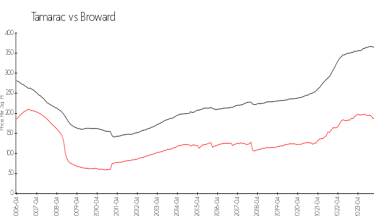
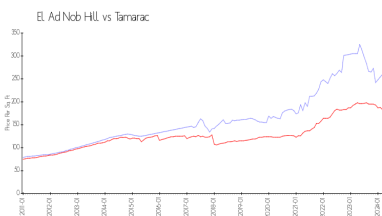
## Building Association Information

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

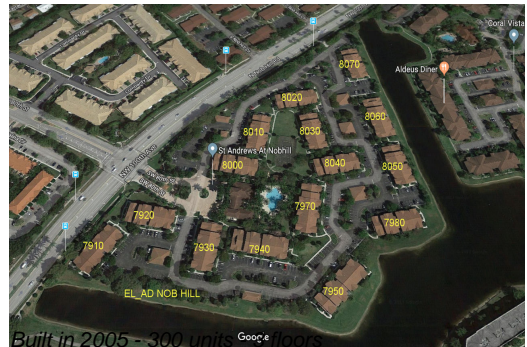
## Market Information



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