

# Unit 9897 Nob Hill Ln - Villas de Venezia

9897 Nob Hill Ln - 9777-9799 Nob Hill Ct, Sunrise, FL, Broward 33351

## Unit Information

MLS Number: A11565245  
 Status: Active  
 Size: 986 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: Assigned Parking  
 View:  
 List Price: \$285,000  
 List PPSF: \$289  
 Valuated Price: \$262,000  
 Valuated PPSF: \$266

*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: 320  
 Number of active listings for rent: 0  
 Number of active listings for sale: 3  
 Building inventory for sale: 0%  
 Number of sales over the last 12 months: 9  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 2

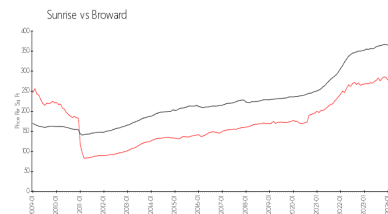
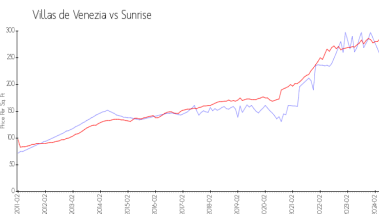
## Building Association Information

Villas de Venezia  
 9979 Nob Hill Pl,  
 Sunrise, FL 33351  
 (954) 748-6059

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
9950	744 sq ft	Apr 2024	\$219,999	\$296
9858	986 sq ft	Apr 2024	\$295,000	\$299
9940	744 sq ft	Dec 2023	\$210,000	\$282
9894	744 sq ft	Dec 2023	\$224,000	\$301
9908	1,216 sq ft	Sep 2023	\$315,000	\$259

## Market Information

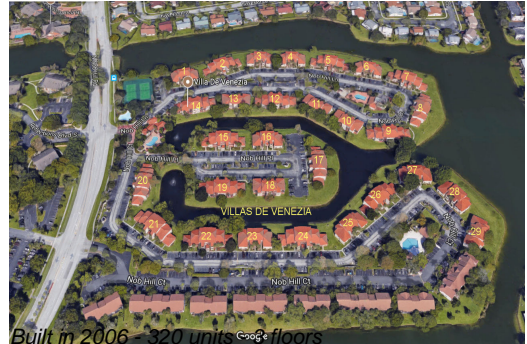


Villas de Venezia: \$257/sq. ft.  
 Sunrise: \$285/sq. ft.

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

## Inventory for Sale

Villas de Venezia: 1%  
 Sunrise: 3%  
 Broward: 4%



## **Avg. Time to Close Over Last 12 Months**

Villas de Venezia	19 days
Sunrise	56 days
Broward	67 days