

# 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:	\$278,000
Valuated PPSF:	\$282

*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:	8
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	3

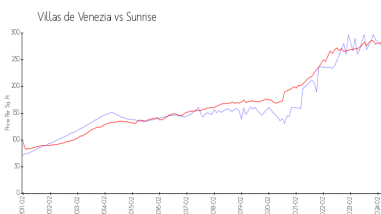
## Building Association Information

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

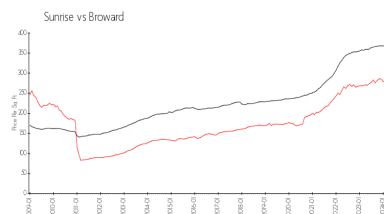
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
9996	986 sq ft	May 2024	\$278,000	\$282
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

## Market Information



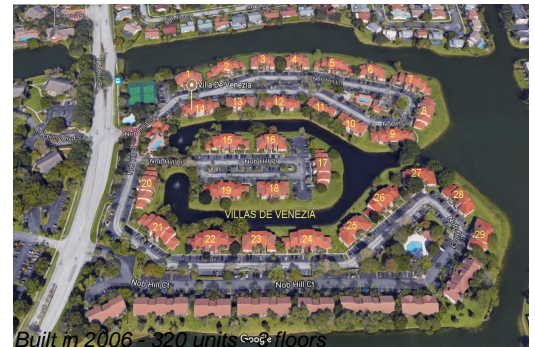
Villas de Venezia: \$272/sq. ft.  
Sunrise: \$281/sq. ft.



Sunrise: \$281/sq. ft.  
Broward: \$350/sq. ft.

## Inventory for Sale

Villas de Venezia	1%
Sunrise	3%
Broward	3%



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

Villas de Venezia	22 days
Sunrise	59 days
Broward	68 days