

# Unit 1009 - Summerbreeze

1009 - 9999 Summerbreeze Dr, Sunrise, FL, Broward 33322

## Unit Information

MLS Number: A11681698  
 Status: Active  
 Size: 1,024 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Guest Parking  
 View:  
 List Price: \$290,000  
 List PPSF: \$283  
 Valuated Price: \$260,000  
 Valuated PPSF: \$254

*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: 240  
 Number of active listings for rent: 0  
 Number of active listings for sale: 12  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 4  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 1

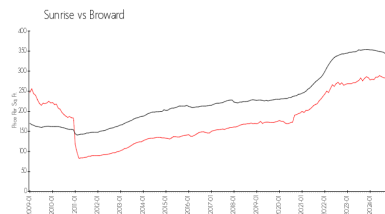
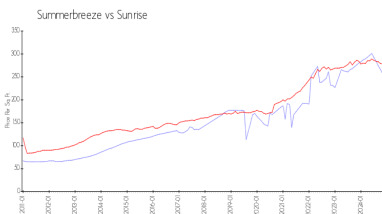
## Building Association Information

Summerbreeze Condominium Association, Inc  
 9999 Summerbreeze Drive Dr #10  
 Sunrise, FL 33322  
 Phone: (954) 749-0450

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
314	754 sq ft	Jan 2025	\$200,000	\$265
209	757 sq ft	Jun 2024	\$230,000	\$304
317	1,024 sq ft	Apr 2024	\$245,000	\$239
904	1,024 sq ft	Mar 2024	\$265,000	\$259

## Market Information



Summerbreeze: \$251/sq. ft.      Sunrise: \$277/sq. ft.  
 Sunrise: \$277/sq. ft.      Broward: \$334/sq. ft.

## Inventory for Sale

Summerbreeze: 5%  
 Sunrise: 4%  
 Broward: 5%

## Avg. Time to Close Over Last 12 Months

Summerbreeze: 79 days  
 Sunrise: 70 days  
 Broward: 78 days

