

# Unit 9641 Sunrise Lakes blvd # 306 - Sunrise Lakes 117-131

9641 Sunrise Lakes blvd # 306 - 9400-9641 Sunrise Lakes Blvd, Sunrise, FL, Broward 33322

## Unit Information

MLS Number: A11879474  
 Status: Active  
 Size: 640 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space,Assigned Parking,Guest Parking  
 View:  
 List Price: \$79,900  
 List PPSF: \$125  
 Valuated Price: \$68,000  
 Valuated PPSF: \$106

*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: 510  
 Number of active listings for rent: 0  
 Number of active listings for sale: 24  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 18  
 Number of sales over the last 6 months: 10  
 Number of sales over the last 3 months: 6

## Building Association Information

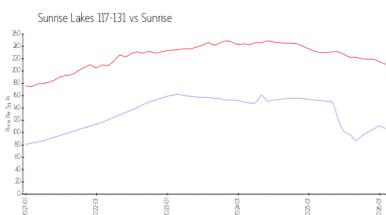
Sunrise Lakes Condominium  
 8100 Sunrise Lakes Dr N  
 Sunrise, FL 33322  
 (954) 741-0446  
<https://www.sunriselakes4-3.com/home/>

<https://www.sunriselakes4-1.com/>

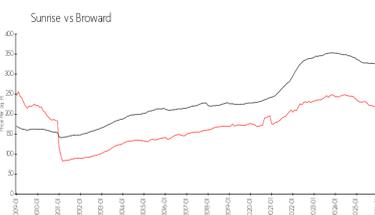
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
311	850 sq ft	Feb 2026	\$163,000	\$192
311	850 sq ft	Jan 2026	\$163,000	\$192
107	640 sq ft	Jan 2026	\$60,000	\$94
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303	1,030 sq ft	Jan 2026	\$124,000	\$120
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109	1,159 sq ft	Jan 2026	\$130,000	\$112
208	640 sq ft	Jan 2026	\$57,000	\$89
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## Market Information



Sunrise Lakes 117-131: \$106/sq. ft.



Sunrise: \$211/sq. ft.



Sunrise: \$211/sq. ft. Broward: \$306/sq. ft.

**Inventory for Sale**

Sunrise Lakes 117-131	5%
Sunrise	6%
Broward	6%

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

Sunrise Lakes 117-131	108 days
Sunrise	86 days
Broward	89 days