

# Unit 2931 E Sunrise Lakes Dr # 109 - Sunrise Lakes 2-22

2931 E Sunrise Lakes Dr # 109 - 2600-2950 W Sunrise Lakes Dr, Sunrise, FL, Broward 33322

## Unit Information

MLS Number: A11907752  
 Status: Active  
 Size: 850 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space,Assigned Parking,Guest Parking  
 View:  
 List Price: \$170,000  
 List PPSF: \$200  
 Valuated Price: \$89,000  
 Valuated PPSF: \$105

*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: 720  
 Number of active listings for rent: 0  
 Number of active listings for sale: 33  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 27  
 Number of sales over the last 6 months: 14  
 Number of sales over the last 3 months: 7

## Building Association Information

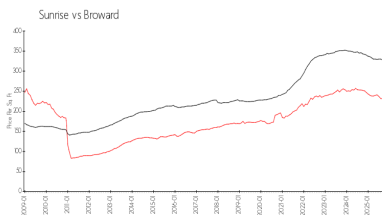
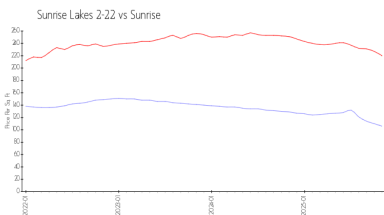
Sunrise Lakes Condominium Association  
 Address: 8100 Sunrise Lakes Dr N,  
 Sunrise, FL 33322  
 Phone: +1 954-741-0446

<https://sunriselakesone.com/>

## Recent Sales

| Unit # | Size      | Closing Date | Sale Price | PPSF  |
|--------|-----------|--------------|------------|-------|
| 202    | 850 sq ft | Dec 2025     | \$50,000   | \$59  |
| 112    | 850 sq ft | Dec 2025     | \$110,000  | \$129 |
| 110    | 850 sq ft | Nov 2025     | \$83,000   | \$98  |
| 301    | 850 sq ft | Oct 2025     | \$128,000  | \$151 |
| 106    | 640 sq ft | Oct 2025     | \$75,000   | \$117 |
| 201    | 850 sq ft | Oct 2025     | \$180,000  | \$212 |

## Market Information



Sunrise Lakes 2-22: \$106/sq. ft.      Sunrise: \$220/sq. ft.  
 Sunrise: \$220/sq. ft.              Broward: \$311/sq. ft.

## Inventory for Sale

Sunrise Lakes 2-22      5%



|         |    |
|---------|----|
| Sunrise | 5% |
| Broward | 4% |

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

|                    |          |
|--------------------|----------|
| Sunrise Lakes 2-22 | 108 days |
| Sunrise            | 80 days  |
| Broward            | 88 days  |