

Unit 9501 Sunrise Lakes blvd # 306 - Sunrise Lakes 117-131

9501 Sunrise Lakes blvd # 306 - 9400-9641 Sunrise Lakes Blvd, Sunrise, FL, Broward 33322

Unit Information

MLS Number: A11946691
 Status: Active
 Size: 1,213 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: 1 Space, Additional Spaces Available, Assigned Parking

View:
 List Price: \$178,000
 List PPSF: \$147
 Valuated Price: \$129,000
 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.



Built in: 1980 - 510 units - 3 floors

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

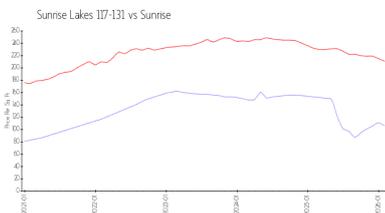
Sunrise Lakes Condominium
 8100 Sunrise Lakes Dr N
 Sunrise, FL 33322
 (954) 741-0446
<https://www.sunriselakes4-3.com/home/>

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

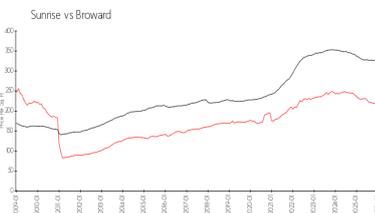
Recent Sales

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 \$106/sq. ft.



Sunrise: \$211/sq. ft.

117-131:

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