

# Unit 9350 Sunrise Lakes blvd # 101 - Sunrise Lakes 97-116

9350 Sunrise Lakes blvd # 101 - 8821-9680 Sunrise Lakes Blvd, Sunrise, FL, Broward 33322

## Unit Information

|                 |                          |
|-----------------|--------------------------|
| MLS Number:     | F10477990                |
| Status:         | Active                   |
| Size:           | 750 Sq ft.               |
| Bedrooms:       | 1                        |
| Full Bathrooms: | 1                        |
| Half Bathrooms: | 1                        |
| Parking Spaces: | 1 Space,Assigned Parking |
| View:           |                          |
| List Price:     | \$119,000                |
| List PPSF:      | \$159                    |
| Valuated Price: | \$75,000                 |
| Valuated PPSF:  | \$100                    |

*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:                         | 631 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 38  |
| Building inventory for sale:             | 6%  |
| Number of sales over the last 12 months: | 26  |
| Number of sales over the last 6 months:  | 14  |
| Number of sales over the last 3 months:  | 8   |

## Building Association Information

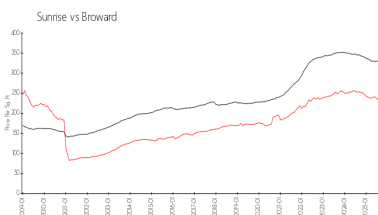
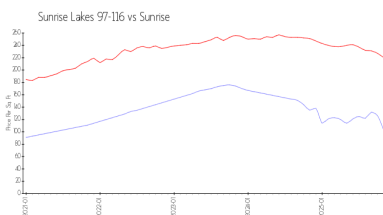
Sunrise Lakes Condominium Association Address: 8100 Sunrise Lakes Dr N, Sunrise, FL 33322 Phone: +1 954-741-0446

<https://BrowardSunriseLakes2-34>

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 201    | 850 sq ft   | Nov 2025     | \$95,000   | \$112 |
| 112    | 850 sq ft   | Nov 2025     | \$77,000   | \$91  |
| 210    | 590 sq ft   | Oct 2025     | \$50,000   | \$85  |
| 108    | 1,041 sq ft | Oct 2025     | \$130,000  | \$125 |
| 109    | 850 sq ft   | Oct 2025     | \$115,000  | \$135 |
| 112    | 590 sq ft   | Oct 2025     | \$59,000   | \$100 |
| 108    | 640 sq ft   | Oct 2025     | \$89,900   | \$140 |

## Market Information



Sunrise Lakes 97-116: \$102/sq. ft.  
 Sunrise: \$220/sq. ft.

Sunrise: \$220/sq. ft.  
 Broward: \$311/sq. ft.

## Inventory for Sale

Sunrise Lakes 97-116 6%



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

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

|                      |          |
|----------------------|----------|
| Sunrise Lakes 97-116 | 106 days |
| Sunrise              | 80 days  |
| Broward              | 88 days  |