

Unit 9440 Sunrise Lakes blvd # 312 - Sunrise Lakes 117-131

9440 Sunrise Lakes blvd # 312 - 9400-9641 Sunrise Lakes Blvd, Sunrise, FL, Broward 33322

Unit Information

MLS Number:	F10506386
Status:	Active
Size:	850 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned
View:	Canal
List Price:	\$139,777
List PPSF:	\$164
Valuated Price:	\$91,000
Valuated PPSF:	\$107

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

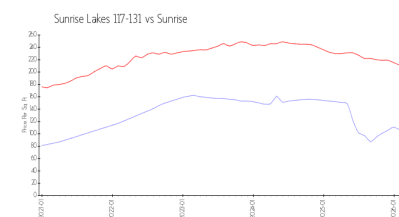
Sunrise Lakes Condominium
8100 Sunrise Lakes Dr N
Sunrise, FL 33322
(954) 741-0446
<https://www.sunriselakes4-3.com/home/>

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

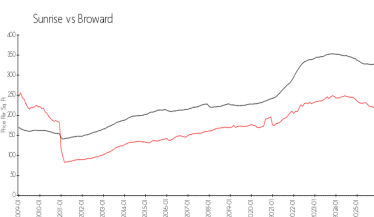
Recent Sales

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.
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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