

# Unit 9761 Sunrise Lakes blvd # 301 - Sunrise Lakes 132-154

9761 Sunrise Lakes blvd # 301 - 9650-9900 Sunrise Lakes Blvd, Sunrise, FL, Broward 33322

## Unit Information

|                 |                   |
|-----------------|-------------------|
| MLS Number:     | F10516591         |
| Status:         | Active            |
| Size:           | 850 Sq ft.        |
| Bedrooms:       | 2                 |
| Full Bathrooms: | 2                 |
| Half Bathrooms: | 0                 |
| Parking Spaces: | Assigned,Guest    |
| View:           | Canal,Golf Course |
| List Price:     | \$122,888         |
| List PPSF:      | \$145             |
| Valuated Price: | \$122,000         |
| Valuated PPSF:  | \$144             |

*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:                         | 786 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 41  |
| Building inventory for sale:             | 5%  |
| Number of sales over the last 12 months: | 39  |
| Number of sales over the last 6 months:  | 20  |
| Number of sales over the last 3 months:  | 7   |

## Building Association Information

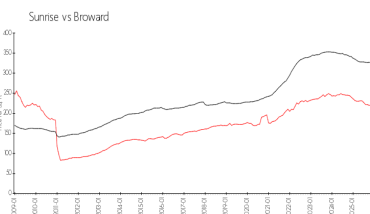
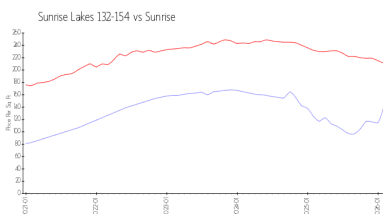
Sunrise Lakes Condominium Association  
Address: 8100 Sunrise Lakes Dr N,  
Sunrise, FL 33322  
Phone: +1 954-741-0446

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

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 105    | 1,025 sq ft | Feb 2026     | \$142,000  | \$139 |
| 309    | 850 sq ft   | Feb 2026     | \$122,500  | \$144 |
| 105    | 1,025 sq ft | Feb 2026     | \$142,000  | \$139 |
| 211    | 850 sq ft   | Jan 2026     | \$105,000  | \$124 |
| 301    | 900 sq ft   | Jan 2026     | \$85,000   | \$94  |
| 301    | 900 sq ft   | Jan 2026     | \$85,000   | \$94  |
| 307    | 1,025 sq ft | Jan 2026     | \$137,500  | \$134 |

## Market Information



|                        |               |          |               |
|------------------------|---------------|----------|---------------|
| Sunrise Lakes 132-154: | \$142/sq. ft. | Sunrise: | \$211/sq. ft. |
| Sunrise:               | \$211/sq. ft. | Broward: | \$306/sq. ft. |

## Inventory for Sale



Built in 1980 - 786 units - 3 floors

|                       |    |
|-----------------------|----|
| Sunrise Lakes 132-154 | 5% |
| Sunrise               | 6% |
| Broward               | 6% |

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

|                       |          |
|-----------------------|----------|
| Sunrise Lakes 132-154 | 118 days |
| Sunrise               | 86 days  |
| Broward               | 89 days  |