

# Unit 8753 NW 39th St - Preserve at Avery Lakes

8753 NW 39th St - 3930-4099 NW 87 Ave, Sunrise, FL, Broward 33351

## Unit Information

MLS Number:	A11420888
Status:	Active
Size:	900 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	Assigned Parking
View:	
List Price:	\$247,500
List PPSF:	\$275
Valuated Price:	\$244,000
Valuated PPSF:	\$271

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:	280
Number of active listings for rent:	0
Number of active listings for sale:	6
Building inventory for sale:	2%
Number of sales over the last 12 months:	5
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	1

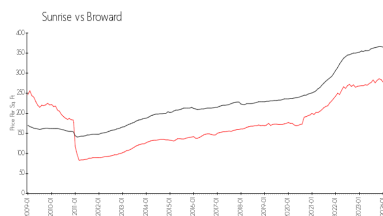
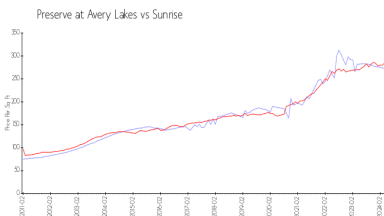
## Building Association Information

Preserve At Avery Lakes Condo  
 Address: 8769 NW 39th St,  
 Sunrise, FL 33351  
 Phone: +1 954-530-5660

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
413	595 sq ft	Apr 2024	\$195,000	\$328
3932	731 sq ft	Jan 2024	\$225,000	\$308
4040	630 sq ft	Sep 2023	\$195,000	\$310
4069	595 sq ft	Sep 2023	\$205,500	\$345
8721	900 sq ft	Aug 2023	\$253,000	\$281

## Market Information



Preserve at Avery Lakes:	\$273/sq. ft.	Sunrise:	\$285/sq. ft.
Sunrise:	\$285/sq. ft.	Broward:	\$351/sq. ft.

## Inventory for Sale

Preserve at Avery Lakes	2%
Sunrise	3%



Broward

4%

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

Preserve at Avery Lakes

35 days

Sunrise

56 days

Broward

67 days