

Unit 3940 NW 87th Ave - Preserve at Avery Lakes

3940 NW 87th Ave - 3930-4099 NW 87 Ave, Sunrise, FL, Broward 33351

Unit Information

MLS Number: A11521919
 Status: Active
 Size: 900 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space, Guest Parking
 View:
 List Price: \$215,000
 List PPSF: \$239
 Valuated Price: \$247,000
 Valuated PPSF: \$274

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

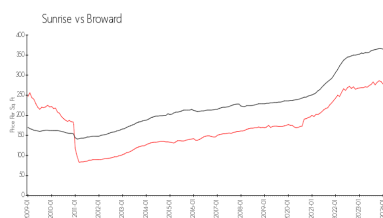
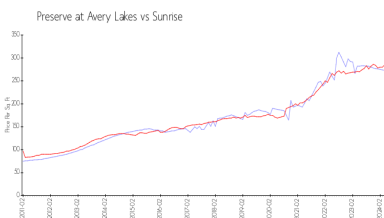
Building Association Information

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