

# Unit 4025 NW 87th Ave - Preserve at Avery Lakes

4025 NW 87th Ave - 3930-4099 NW 87 Ave, Sunrise, FL, Broward 33351

## Unit Information

MLS Number: F10434604  
 Status: Active  
 Size: 595 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space, None  
 View: Lake  
 List Price: \$195,000  
 List PPSF: \$328  
 Valuated Price: \$161,000  
 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

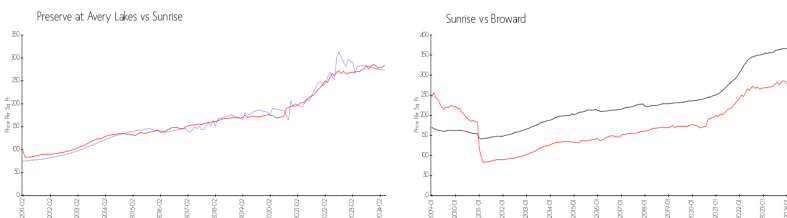
## Building Association Information

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