

# 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: \$242,000  
 Valuated PPSF: \$269

*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: 5  
 Building inventory for sale: 1%  
 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

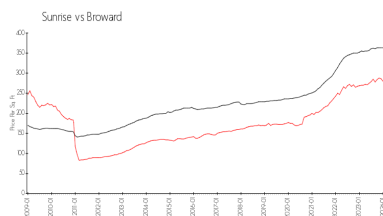
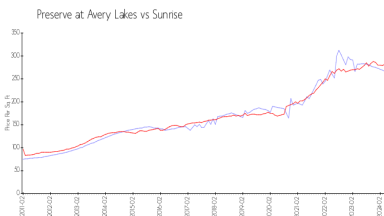
## Building Association Information

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

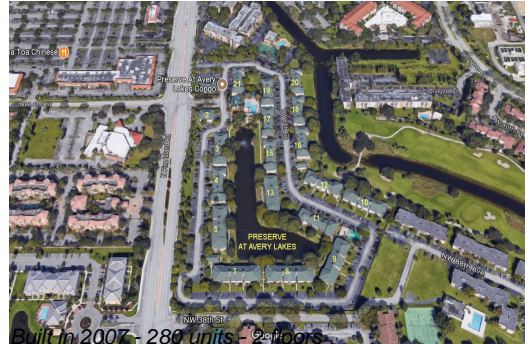
## Market Information



Preserve at Avery Lakes: \$267/sq. ft.  
 Sunrise: \$282/sq. ft.  
 Sunrise: \$282/sq. ft.  
 Broward: \$348/sq. ft.

## Inventory for Sale

Preserve at Avery Lakes: 2%  
 Sunrise: 3%



Broward

3%

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

Preserve at Avery Lakes

34 days

Sunrise

55 days

Broward

66 days