

Unit 4009 NW 87th Ave - Preserve at Avery Lakes

4009 NW 87th Ave - 3930-4099 NW 87 Ave, Sunrise, FL, Broward 33351

Unit Information

MLS Number:	A11586588
Status:	Active Under Contract
Size:	630 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	Guest Parking
View:	
List Price:	\$219,900
List PPSF:	\$349
Valuated Price:	\$162,000
Valuated PPSF:	\$257

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

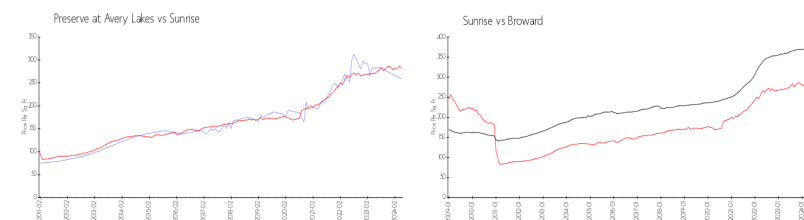
Building Association Information

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

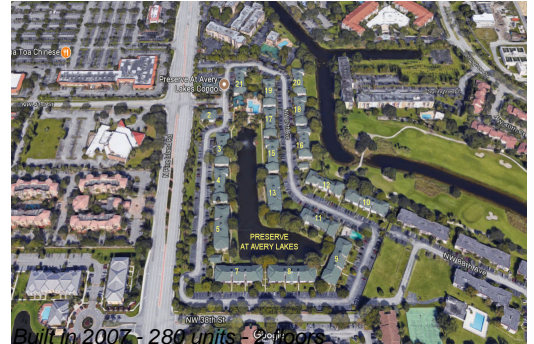
Market Information



Preserve at Avery Lakes:	\$259/sq. ft.	Sunrise:	\$281/sq. ft.
Sunrise:	\$281/sq. ft.	Broward:	\$351/sq. ft.

Inventory for Sale

Preserve at Avery Lakes	2%
Sunrise	3%



Broward	4%
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Avg. Time to Close Over Last 12 Months

Preserve at Avery Lakes	36 days
Sunrise	58 days
Broward	69 days