

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 |
| 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: | 7 |
| 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 |

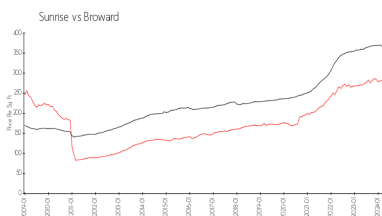
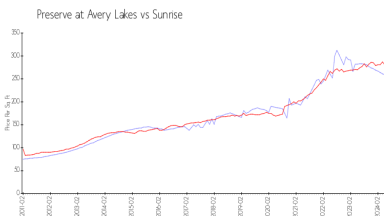
Building Association Information

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 |

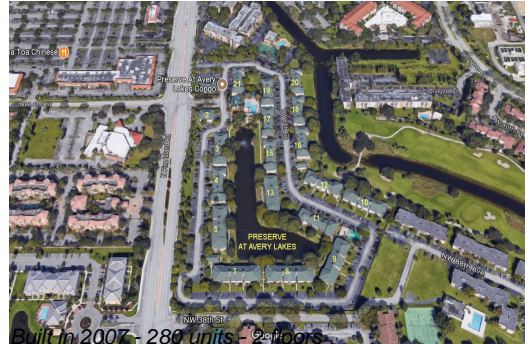
Market Information



| | | | |
|--------------------------|---------------|----------|---------------|
| 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 | 3% |
| Sunrise | 3% |



Broward

4%

Avg. Time to Close Over Last 12 Months

Preserve at Avery Lakes

36 days

Sunrise

58 days

Broward

69 days