

# Unit 3930 NW 87th Ave - Preserve at Avery Lakes

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

## Unit Information

MLS Number: A11599328  
 Status: Pending  
 Size: 731 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Guest Parking  
 View:  
 List Price: \$228,000  
 List PPSF: \$312  
 Valuated Price: \$188,000  
 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: 5  
 Building inventory for sale: 1%  
 Number of sales over the last 12 months: 3  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 1

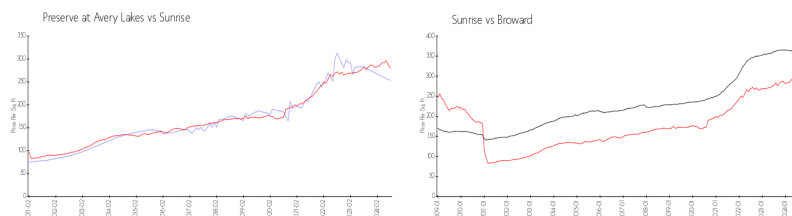
## Building Association Information

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
8753	900 sq ft	Sep 2024	\$222,500	\$247
413	595 sq ft	Apr 2024	\$195,000	\$328
3932	731 sq ft	Jan 2024	\$225,000	\$308

## Market Information



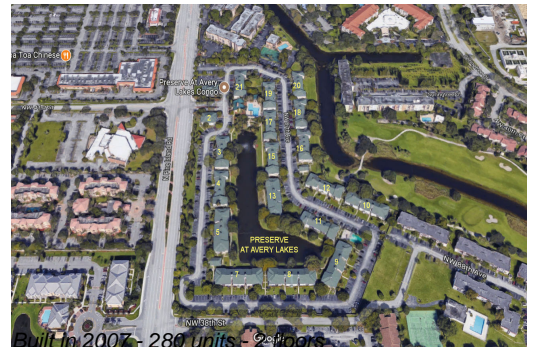
Preserve at Avery Lakes:	\$259/sq. ft.	Sunrise:	\$279/sq. ft.
Sunrise:	\$279/sq. ft.	Broward:	\$351/sq. ft.

## Inventory for Sale

Preserve at Avery Lakes	2%
Sunrise	4%
Broward	4%

## Avg. Time to Close Over Last 12 Months

Preserve at Avery Lakes	44 days
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Sunrise  
Broward

63 days  
72 days