

# Unit 4088 NW 88th Ave # 405 - Preserve at Avery Lakes

4088 NW 88th Ave # 405 - 3930-4099 NW 87 Ave, Sunrise, FL, Broward 33351

## Unit Information

MLS Number: A11670398  
 Status: Active  
 Size: 630 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space,Assigned Parking,Guest Parking  
 View:  
 List Price: \$199,900  
 List PPSF: \$317  
 Valuated Price: \$158,000  
 Valuated PPSF: \$251

*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: 3  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 1

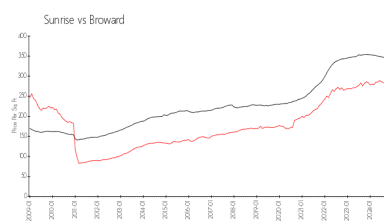
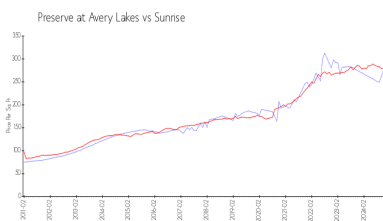
## Building Association Information

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
502	731 sq ft	Nov 2024	\$200,000	\$274
8753	900 sq ft	Sep 2024	\$222,500	\$247
413	595 sq ft	Apr 2024	\$195,000	\$328

## Market Information



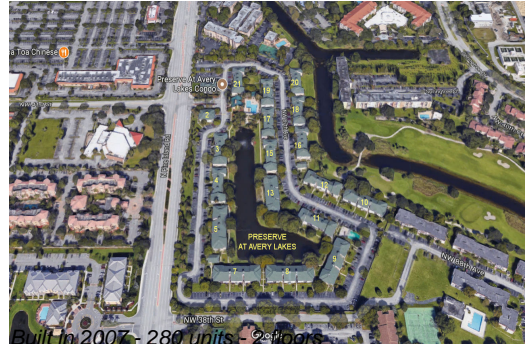
Preserve at Avery Lakes: \$250/sq. ft.  
 Sunrise: \$277/sq. ft.  
 Sunrise: \$277/sq. ft.  
 Broward: \$334/sq. ft.

## Inventory for Sale

Preserve at Avery Lakes: 3%  
 Sunrise: 4%  
 Broward: 5%

## Avg. Time to Close Over Last 12 Months

Preserve at Avery Lakes: 47 days



Sunrise  
Broward

72 days  
78 days