

# Unit 4085 NW 87th Ave - Preserve at Avery Lakes

4085 NW 87th Ave - 3930-4099 NW 87 Ave, Sunrise, FL, Broward 33351

## Unit Information

MLS Number: A11674150  
 Status: Active  
 Size: 630 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Additional Spaces Available, Guest Parking, None, Open Space Parking

View:  
 List Price: \$194,000  
 List PPSF: \$308  
 Valuated Price: \$155,000  
 Valuated PPSF: \$246

*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: 8  
 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

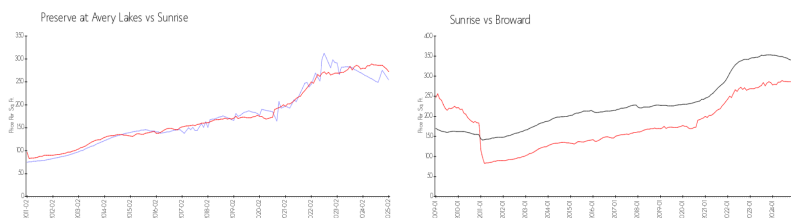
## Building Association Information

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
2111	630 sq ft	Mar 2025	\$189,000	\$300
502	731 sq ft	Nov 2024	\$200,000	\$274
8753	900 sq ft	Sep 2024	\$222,500	\$247

## Market Information

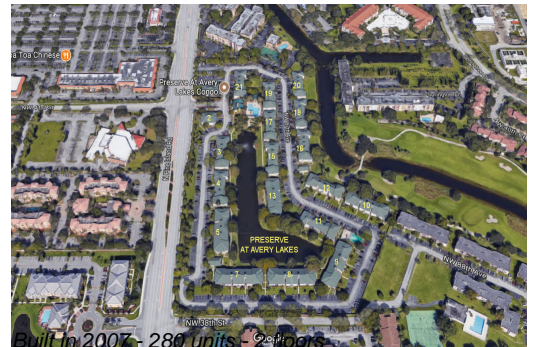


Preserve at Avery Lakes:	\$248/sq. ft.	Sunrise:	\$267/sq. ft.
Sunrise:	\$267/sq. ft.	Broward:	\$324/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months



Preserve at Avery Lakes	53 days
Sunrise	77 days
Broward	83 days