

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: 1
 Parking Spaces: 1 Space, Additional Spaces Available, Guest Parking, None, Open Space Parking

View:
 List Price: \$195,000
 List PPSF: \$310
 Valuated Price: \$157,000
 Valuated PPSF: \$249

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

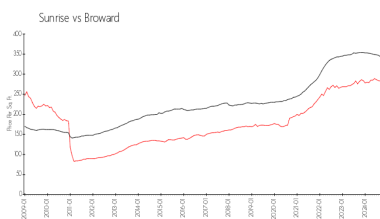
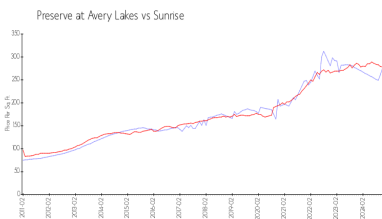
Building Association Information

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

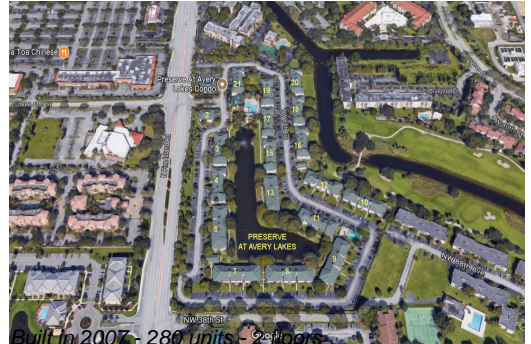


Preserve at Avery Lakes: \$250/sq. ft.
 Sunrise: \$277/sq. ft.
 Sunrise: \$277/sq. ft.
 Broward: \$334/sq. ft.

Inventory for Sale

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

Avg. Time to Close Over Last 12 Months



Preserve at Avery Lakes
Sunrise
Broward

47 days
70 days
78 days