

# Unit 4086 NW 88th Ave # 510 - Preserve at Avery Lakes

4086 NW 88th Ave # 510 - 3930-4099 NW 87 Ave, Sunrise, FL, Broward 33351

## Unit Information

MLS Number:	A11943982
Status:	Active
Size:	900 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	
List Price:	\$224,000
List PPSF:	\$249
Valuated Price:	\$213,000
Valuated PPSF:	\$237

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:	11
Building inventory for sale:	3%
Number of sales over the last 12 months:	7
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	3

## Building Association Information

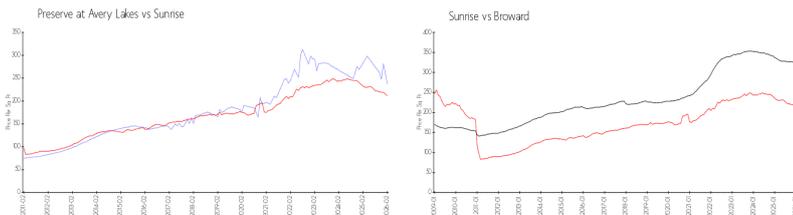
Preserve At Avery Lakes Condo  
 Address: 8769 NW 39th St,  
 Sunrise, FL 33351  
 Phone: +1 954-530-5660

<https://>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
3987	900 sq ft	Feb 2026	\$179,000	\$199
8731	731 sq ft	Feb 2026	\$126,000	\$172
3961	595 sq ft	Dec 2025	\$167,500	\$282
3971	731 sq ft	Nov 2025	\$182,000	\$249
3969	731 sq ft	Oct 2025	\$197,000	\$269
3969	731 sq ft	Oct 2025	\$197,000	\$269
8737	731 sq ft	Oct 2025	\$185,000	\$253

## Market Information



Preserve at Avery Lakes:	\$237/sq. ft.	Sunrise:	\$211/sq. ft.
Sunrise:	\$211/sq. ft.	Broward:	\$306/sq. ft.

## Inventory for Sale



Preserve at Avery Lakes	4%
Sunrise	6%
Broward	6%

**Avg. Time to Close Over Last 12 Months**

Preserve at Avery Lakes	40 days
Sunrise	86 days
Broward	89 days