

Unit 8771 NW 39th St - Preserve at Avery Lakes

8771 NW 39th St - 3930-4099 NW 87 Ave, Sunrise, FL, Broward 33351

Unit Information

MLS Number:	F10515848
Status:	Active
Size:	731 Sq ft.
Bedrooms:	2
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	1 Space,Guest Parking
View:	
List Price:	\$194,900
List PPSF:	\$267
Valuated Price:	\$182,000
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:	8
Building inventory for sale:	2%
Number of sales over the last 12 months:	4
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	3

Building Association Information

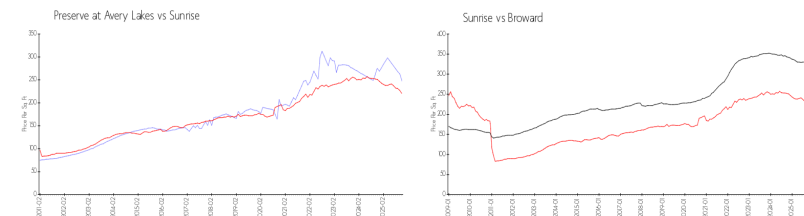
Preserve At Avery Lakes Condo
Address: 8769 NW 39th St,
Sunrise, FL 33351
Phone: +1 954-530-5660

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
3971	731 sq ft	Nov 2025	\$182,000	\$249
3969	731 sq ft	Oct 2025	\$197,000	\$269
8737	731 sq ft	Oct 2025	\$185,000	\$253
2111	630 sq ft	Apr 2025	\$189,000	\$300

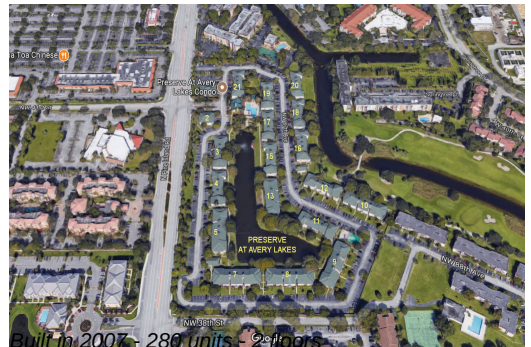
Market Information



Preserve at Avery Lakes:	\$248/sq. ft.	Sunrise:	\$220/sq. ft.
Sunrise:	\$220/sq. ft.	Broward:	\$311/sq. ft.

Inventory for Sale

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



Avg. Time to Close Over Last 12 Months

Preserve at Avery Lakes	43 days
Sunrise	80 days
Broward	88 days