

# Unit 5530 NW 44th St # 310C - Inverwood (5530 5550&5570)

5530 NW 44th St # 310C - 5530 NW 44 St, Lauderhill, FL, Broward 33319

## Unit Information

|                 |                  |
|-----------------|------------------|
| MLS Number:     | A11524485        |
| Status:         | Active           |
| Size:           | 1,085 Sq ft.     |
| Bedrooms:       | 2                |
| Full Bathrooms: | 2                |
| Half Bathrooms: |                  |
| Parking Spaces: | Assigned Parking |
| View:           |                  |
| List Price:     | \$134,900        |
| List PPSF:      | \$124            |
| Valuated Price: | \$137,000        |
| Valuated PPSF:  | \$126            |

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:                         | 246 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 20  |
| Building inventory for sale:             | 8%  |
| 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:  | 0   |

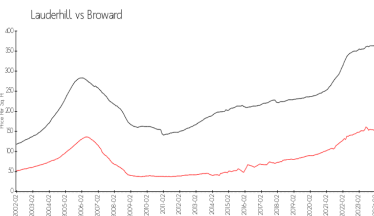
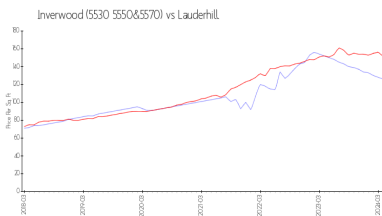
## Building Association Information

Inverwood Condominiums Association  
 Address: 5500 NW 44th St,  
 Lauderhill, FL 33319  
 Phone: +1 954-731-0100

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 303C   | 1,085 sq ft | Jan 2024     | \$165,000  | \$152 |
| 412B   |             | Dec 2023     | \$112,500  |       |
| 318c   | 1,290 sq ft | Sep 2023     | \$125,000  | \$97  |

## Market Information



|                             |               |             |               |
|-----------------------------|---------------|-------------|---------------|
| Inverwood (5530 5550&5570): | \$126/sq. ft. | Lauderhill: | \$151/sq. ft. |
| Lauderhill:                 | \$151/sq. ft. | Broward:    | \$348/sq. ft. |

## Inventory for Sale

|                            |    |
|----------------------------|----|
| Inverwood (5530 5550&5570) | 8% |
| Lauderhill                 | 4% |
| Broward                    | 3% |



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

|                            |          |
|----------------------------|----------|
| Inverwood (5530 5550&5570) | 102 days |
| Lauderhill                 | 75 days  |
| Broward                    | 66 days  |