

# Unit 5860 NW 44th St # 603 - Greens of Inverrary 5860-5900-6020-6080-6100-6200

5860 NW 44th St # 603 - 5860 NW 44 St, Lauderdale, FL, Broward 33319

## Unit Information

MLS Number: A11546648  
 Status: Active  
 Size: 1,100 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Assigned Parking,Guest Parking  
 View:  
 List Price: \$175,000  
 List PPSF: \$159  
 Valuated Price: \$168,000  
 Valuated PPSF: \$153

*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: 432  
 Number of active listings for rent: 0  
 Number of active listings for sale: 17  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 23  
 Number of sales over the last 6 months: 16  
 Number of sales over the last 3 months: 8

## Building Association Information

The Greens of Inverrary  
 Management Company:  
 Fyve Property Management, Inc.  
 5100 W. Copans Road, Suite 100  
 Margate, Florida 33063  
 954-741-8811  
 Property Manager: ext. 1208  
 Sales & Lease Applications: ext. 1204  
 Maintenance Payments: ext. 1078

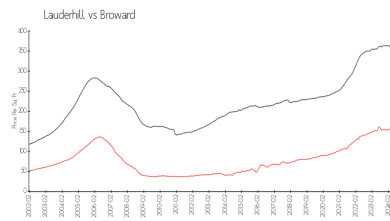
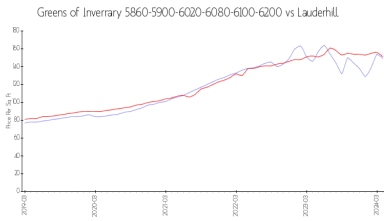
<https://www.thegreensofinverrary.com/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
305	1,092 sq ft	Apr 2024	\$180,000	\$165
3-210	1,092 sq ft	Apr 2024	\$131,000	\$120
112	1,092 sq ft	Apr 2024	\$170,000	\$156
212	1,092 sq ft	Mar 2024	\$165,000	\$151
508	1,100 sq ft	Feb 2024	\$190,000	\$173
514	1,100 sq ft	Feb 2024	\$162,000	\$147
506	1,100 sq ft	Feb 2024	\$175,000	\$159
314	1,092 sq ft	Feb 2024	\$90,000	\$82

## Market Information





Greens of Inverrary 5 \$149/sq. ft.  
 860-5900-6020-6080  
 -6100-6200:  
 Lauderdale: \$151/sq. ft.

Lauderhill: \$151/sq. ft.  
 Broward: \$348/sq. ft.

**Inventory for Sale**

Greens of Inverrary 5860-5900-6020-6080-6100-6200 4%  
 Lauderdale 4%  
 Broward 3%

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

Greens of Inverrary 5860-5900-6020-6080-6100-6200 75 days  
 Lauderdale 75 days  
 Broward 66 days