

# Unit 3940 Inverrary Blvd # 808-A - 18th Hole at Inverrary (3910-3920-3930-3940)

3940 Inverrary Blvd # 808-A - 3910 Inverrary Blvd, Lauderhill, FL, Broward 33319

## Unit Information

MLS Number: A11609279  
 Status: Active  
 Size: 1,760 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$238,000  
 List PPSF: \$135  
 Valuated Price: \$244,000  
 Valuated PPSF: \$139

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: 232  
 Number of active listings for rent: 0  
 Number of active listings for sale: 18  
 Building inventory for sale: 7%  
 Number of sales over the last 12 months: 8  
 Number of sales over the last 6 months: 6  
 Number of sales over the last 3 months: 2

## Building Association Information

The 18th Hole At Inverrary  
 Association Inc  
 3900 Inverrary Boulevard  
 Lauderhill, FL 33319  
 (954) 733-9330

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 402-D  | 1,260 sq ft | Aug 2024     | \$190,000  | \$151 |
| 602-D  | 1,260 sq ft | Aug 2024     | \$182,000  | \$144 |
| 306-A  | 1,260 sq ft | May 2024     | \$155,000  | \$123 |
| 408-A  | 1,760 sq ft | Apr 2024     | \$228,000  | \$130 |
| 302-C  | 1,260 sq ft | Apr 2024     | \$200,000  | \$159 |

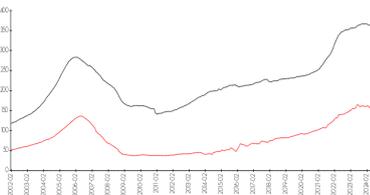
## Market Information

18th Hole at Inverrary (3910-3920-3930-3940) vs Lauderhill



18th Hole at Inverrary (3910-3920-3930-3940): \$134/sq. ft.  
 Lauderhill: \$156/sq. ft.

Lauderhill vs Broward



Lauderhill: \$156/sq. ft.  
 Broward: \$346/sq. ft.

## Inventory for Sale



|   |    |
|---|----|
| 18th Hole at Inverrary<br>(3910-3920-3930-3940) | 8% |
| Lauderhill                                      | 5% |
| Broward   | 4% |

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

|   |         |
|---|---------|
| 18th Hole at Inverrary<br>(3910-3920-3930-3940) | 34 days |
| Lauderhill                                      | 75 days |
| Broward   | 72 days |