

# Unit 5900 NW 44th St # 412 - Greens of Inverrary 5860-5900-6020-6080-6100-6200

5900 NW 44th St # 412 - 5860 NW 44 St, Lauderhill, FL, Broward 33319

## Unit Information

MLS Number: A11656644  
 Status: Active  
 Size: 1,100 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$180,000  
 List PPSF: \$164  
 Valuated Price: \$136,000  
 Valuated PPSF: \$124

*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: 23  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 23  
 Number of sales over the last 6 months: 8  
 Number of sales over the last 3 months: 5

## Building Association Information

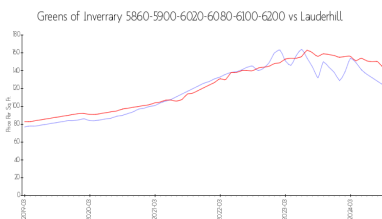
The Greens of Inverrary  
 Management Company:  
 Fyve Property Management, Inc.  
 5100 W. Copans Road, Suite 100  
 Margate, Florida 33063  
 954-741-8811  
 Property Manager: ext. 1208  
 Sales & Lease Applications: ext. 1204  
 Maintenance Payments: ext. 1078

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

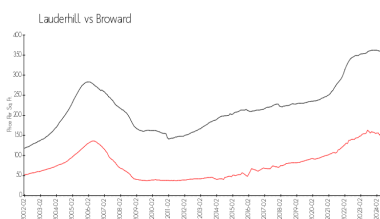
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
606	1,100 sq ft	Oct 2024	\$130,000	\$118
806	1,100 sq ft	Oct 2024	\$149,000	\$135
802	1,100 sq ft	Sep 2024	\$175,000	\$159
804	1,100 sq ft	Sep 2024	\$185,000	\$168
404	1,100 sq ft	Aug 2024	\$190,000	\$173
306	1,092 sq ft	Aug 2024	\$173,000	\$158

## Market Information



Greens of Inverrary 5 \$124/sq. ft.  
 860-5900-6020-6080



Lauderhill: \$143/sq. ft.



-6100-6200:  
Lauderhill: \$143/sq. ft. Broward: \$339/sq. ft.

### **Inventory for Sale**

Greens of Inverrary 5860-5900-6020-6080-6100-6200	5%
Lauderhill	5%
Broward	4%

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

Greens of Inverrary 5860-5900-6020-6080-6100-6200	85 days
Lauderhill	78 days
Broward	74 days