

# Unit 5900 NW 44th St # 704 - Greens of Inverrary 5860-5900-6020-6080-6100-6200

5900 NW 44th St # 704 - 5860 NW 44 St, Lauderhill, FL, Broward 33319

## Unit Information

MLS Number: A11698786  
Status: Active  
Size: 1,100 Sq ft.  
Bedrooms: 2  
Full Bathrooms: 2  
Half Bathrooms:  
Parking Spaces: 1 Space, 2 Or More Spaces  
View:  
List Price: \$145,000  
List PPSF: \$132  
Valuated Price: \$140,000  
Valuated PPSF: \$127

*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: 22  
Number of sales over the last 6 months: 7  
Number of sales over the last 3 months: 3

## Building Association Information

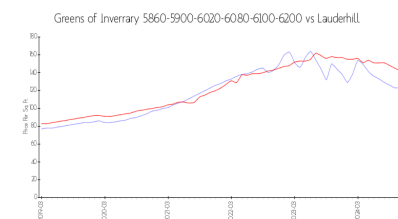
The Greens of Inverrary  
Management Company:  
Fyve Property Management, Inc.  
5100 W. Copans Road, Suite 100  
Margate, Florida 33063  
954-741-8811  
Property Manager: ext. 1208  
Sales & Lease Applications: ext. 1204  
Maintenance Payments: ext. 1078

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

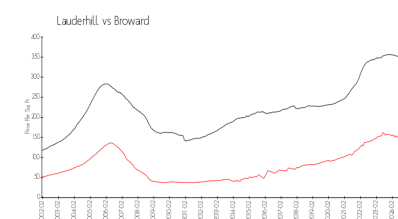
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
106	1,092 sq ft	Nov 2024	\$169,900	\$156
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

## Market Information



Greens of Inverrary 5 \$123/sq. ft.  
860-5900-6020-6080  
-6100-6200:



Lauderhill: \$142/sq. ft.



Lauderhill: \$142/sq. ft. Broward: \$334/sq. ft.

**Inventory for Sale**

Greens of Inverrary	5%
5860-5900-6020-6080-6100-6200	
Lauderhill	6%
Broward	5%

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

Greens of Inverrary	79 days
5860-5900-6020-6080-6100-6200	
Lauderhill	82 days
Broward	76 days