

# Unit 5860 NW 44th St # 808 - Greens of Inverrary 5860-5900-6020-6080-6100-6200

5860 NW 44th St # 808 - 5860 NW 44 St, Lauderdale, FL, Broward 33319

## Unit Information

MLS Number: A11699329  
 Status: Active  
 Size: 1,100 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Assigned Parking  
 View:  
 List Price: \$199,999  
 List PPSF: \$182  
 Valuated Price: \$142,000  
 Valuated PPSF: \$129

*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

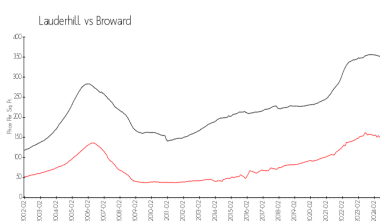
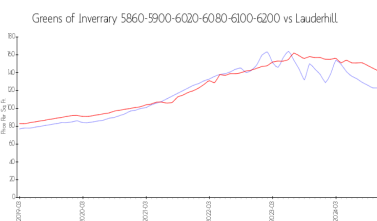
The Greens of Inverrary  
 Management Company:  
 Fyve Property Management, Inc.  
 5100 W. Copans Road, Suite 100  
 Margate, Florida 33063  
 954-741-8811  
 Property Manager: ext. 1208  
 Sales & Lease Applications: ext. 1204  
 Maintenance Payments: ext. 1078

<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 5860-5900-6020-6080-6100-6200	5%
Lauderhill	6%
Broward	5%

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

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