

# Unit 5530 NW 44th St # 306C - Inverwood (5530 5550&5570)

5530 NW 44th St # 306C - 5530 NW 44 St, Lauderhill, FL, Broward 33319

## Unit Information

|                 |                                        |
|-----------------|----------------------------------------|
| MLS Number:     | A11746920                              |
| Status:         | Active                                 |
| Size:           | 1,085 Sq ft.                           |
| Bedrooms:       | 2                                      |
| Full Bathrooms: | 2                                      |
| Half Bathrooms: | 0                                      |
| Parking Spaces: | 1 Space,Assigned Parking,Guest Parking |
| View:           |                                        |
| List Price:     | \$137,000                              |
| List PPSF:      | \$126                                  |
| Valuated Price: | \$110,000                              |
| Valuated PPSF:  | \$101                                  |

*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:                         | 246 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 16  |
| Building inventory for sale:             | 6%  |
| Number of sales over the last 12 months: | 7   |
| Number of sales over the last 6 months:  | 4   |
| Number of sales over the last 3 months:  | 3   |

## Building Association Information

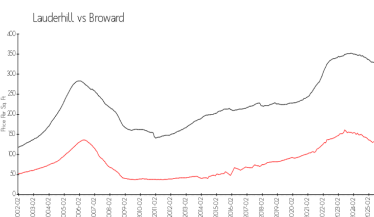
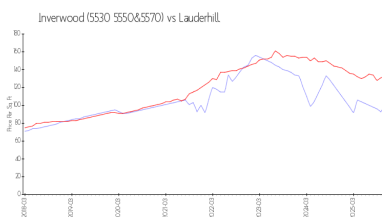
Inverwood Condominiums Association  
Address: 5500 NW 44th St,  
Lauderhill, FL 33319  
Phone: +1 954-731-0100

<https://>

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 411b   | 833 sq ft   | Oct 2025     | \$98,000   | \$118 |
| 212B   | 833 sq ft   | Oct 2025     | \$80,000   | \$96  |
| 309C   | 1,085 sq ft | Oct 2025     | \$72,000   | \$66  |
| 202A   | 1,526 sq ft | Apr 2025     | \$160,000  | \$105 |
| 415C   | 1,085 sq ft | Mar 2025     | \$101,000  | \$93  |

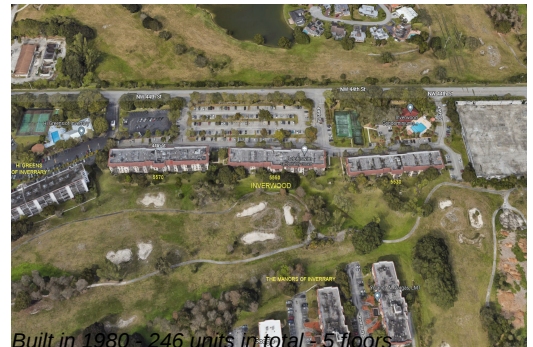
## Market Information



|                             |               |             |               |
|-----------------------------|---------------|-------------|---------------|
| Inverwood (5530 5550&5570): | \$101/sq. ft. | Lauderhill: | \$133/sq. ft. |
| Lauderhill:                 | \$133/sq. ft. | Broward:    | \$311/sq. ft. |

## Inventory for Sale

|                            |    |
|----------------------------|----|
| Inverwood (5530 5550&5570) | 7% |
| Lauderhill                 | 5% |



Broward 4%

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

|                            |          |
|----------------------------|----------|
| Inverwood (5530 5550&5570) | 128 days |
| Lauderhill                 | 80 days  |
| Broward                    | 88 days  |