

# Unit 6080 NW 44th St # 401 - Greens of Inverrary 5860-5900-6020-6080-6100-6200

6080 NW 44th St # 401 - 5860 NW 44 St, Lauderhill, FL, Broward 33319

## Unit Information

|                 |                       |
|-----------------|-----------------------|
| MLS Number:     | F10418757             |
| Status:         | Active                |
| Size:           | 1,092 Sq ft.          |
| Bedrooms:       | 2                     |
| Full Bathrooms: | 2                     |
| Half Bathrooms: | 0                     |
| Parking Spaces: | 1 Space,Guest Parking |
| View:           | Garden View           |
| List Price:     | \$180,000             |
| List PPSF:      | \$165                 |
| Valuated Price: | \$136,000             |
| Valuated PPSF:  | \$125                 |

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:      | 14  |
| Building inventory for sale:             | 3%  |
| Number of sales over the last 12 months: | 21  |
| Number of sales over the last 6 months:  | 10  |
| Number of sales over the last 3 months:  | 2   |

## 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

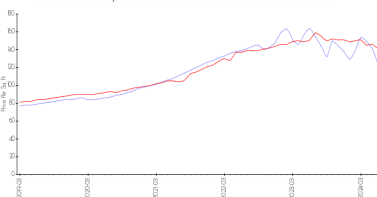
<https://www.thegreensofinverrary.com/>

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 206    | 1,092 sq ft | Jun 2024     | \$108,000  | \$99  |
| 115    | 1,092 sq ft | May 2024     | \$150,000  | \$137 |
| 305    | 1,092 sq ft | Apr 2024     | \$180,000  | \$165 |
| 3-210  | 1,092 sq ft | Apr 2024     | \$131,000  | \$120 |
| 112    | 1,092 sq ft | Apr 2024     | \$170,000  | \$156 |

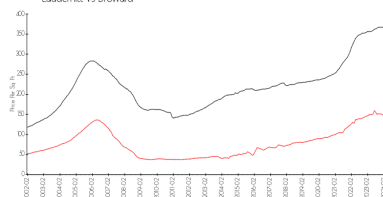
## Market Information

Greens of Inverrary 5860-5900-6020-6080-6100-6200 vs Lauderhill



Greens of Inverrary 5 \$124/sq. ft.

Lauderhill vs Broward



Lauderhill: \$141/sq. ft.



860-5900-6020-6080

-6100-6200:

Lauderhill: \$141/sq. ft.

Broward:

\$349/sq. ft.

### **Inventory for Sale**

Greens of Inverrary 3%

5860-5900-6020-6080-6100-6200

Lauderhill 4%

Broward 4%

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

Greens of Inverrary 74 days

5860-5900-6020-6080-6100-6200

Lauderhill 75 days

Broward 70 days