

# Unit 3940 Inverrary Blvd # 407-A - 18th Hole at Inverrary (3910-3920-3930-3940)

3940 Inverrary Blvd # 407-A - 3910 Inverrary Blvd, Lauderhill, FL, Broward 33319

## Unit Information

MLS Number:	F10420522
Status:	Active
Size:	1,260 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Guest Parking
View:	Garden View
List Price:	\$199,500
List PPSF:	\$158
Valuated Price:	\$183,000
Valuated PPSF:	\$145

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:	232
Number of active listings for rent:	0
Number of active listings for sale:	12
Building inventory for sale:	5%
Number of sales over the last 12 months:	11
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	3

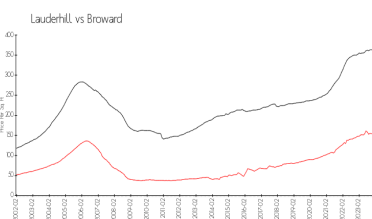
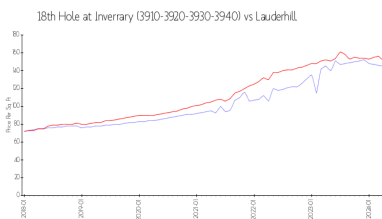
## Building Association Information

The 18th Hole At Inverrary  
 Association Inc  
 3900 Inverrary Boulevard  
 Lauderhill, FL 33319  
 (954) 733-9330

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
408-A	1,760 sq ft	Apr 2024	\$228,000	\$130
302-C	1,260 sq ft	Apr 2024	\$200,000	\$159
104-D	1,260 sq ft	Mar 2024	\$195,000	\$155
506-C	1,260 sq ft	Dec 2023	\$192,500	\$153
706-A	1,260 sq ft	Nov 2023	\$155,000	\$123

## Market Information



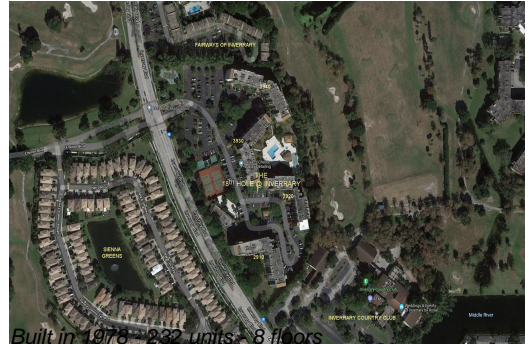
18th Hole at Inverrary (3910-3920-3930-3940): \$145/sq. ft.

Lauderhill: \$151/sq. ft.

Lauderhill: \$151/sq. ft.

Broward: \$348/sq. ft.

## Inventory for Sale



18th Hole at Inverrary (3910-3920-3930-3940)	5%
Lauderhill	4%
Broward	3%

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

18th Hole at Inverrary (3910-3920-3930-3940)	51 days
Lauderhill	75 days
Broward	66 days