

Unit 3280 Spanish Moss Ter # 108 - Garden Lakes of Inverrary (1 to 4)

3280 Spanish Moss Ter # 108 - 3280 Spanish Moss Ter, Lauderhill, FL, Broward 33319

Unit Information

| | |
|-----------------|------------------|
| MLS Number: | F10433421 |
| Status: | Active |
| Size: | 1,000 Sq ft. |
| Bedrooms: | 1 |
| Full Bathrooms: | 1 |
| Half Bathrooms: | 1 |
| Parking Spaces: | Assigned Parking |
| View: | Water View |
| List Price: | \$112,000 |
| List PPSF: | \$112 |
| Valuated Price: | \$108,000 |
| Valuated PPSF: | \$108 |

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

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|--|-----|
| Number of units: | 212 |
| Number of active listings for rent: | 0 |
| Number of active listings for sale: | 16 |
| Building inventory for sale: | 7% |
| Number of sales over the last 12 months: | 11 |
| Number of sales over the last 6 months: | 4 |
| Number of sales over the last 3 months: | 4 |

Building Association Information

The Lakes of Inverrary Condominium
 3301 – 3360 Spanish Moss Terrace
 Lauderhill FL 33319
 Office Phone Number: 954-530-5810

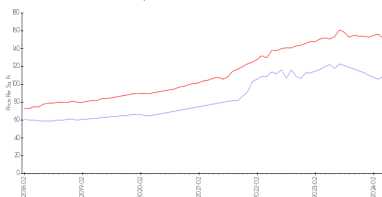
<https://thelakesofinverrary.com/>

Recent Sales

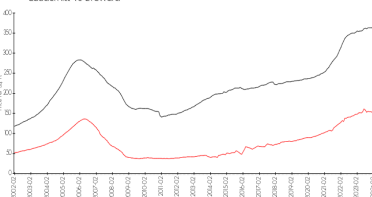
| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 410 | 1,200 sq ft | Mar 2024 | \$117,500 | \$98 |
| 106 | 1,000 sq ft | Mar 2024 | \$129,000 | \$129 |
| 406 | 1,000 sq ft | Mar 2024 | \$97,000 | \$97 |
| 310 | 1,200 sq ft | Mar 2024 | \$120,000 | \$100 |
| 406 | 1,000 sq ft | Aug 2023 | \$110,000 | \$110 |

Market Information

Garden Lakes of Inverrary (1 to 4) vs Lauderhill



Lauderhill vs Broward



Garden Lakes of Inverrary (1 to 4): \$109/sq. ft.
 Lauderhill: \$151/sq. ft.

Lauderhill: \$151/sq. ft.
 Broward: \$348/sq. ft.



Inventory for Sale

| | |
|------------------------------------|----|
| Garden Lakes of Inverrary (1 to 4) | 8% |
| Lauderhill | 4% |
| Broward | 3% |

Avg. Time to Close Over Last 12 Months

| | |
|------------------------------------|----------|
| Garden Lakes of Inverrary (1 to 4) | 118 days |
| Lauderhill | 75 days |
| Broward | 66 days |