

Unit 3940 Inverrary Blvd # 504-A - 18th Hole at Inverrary (3910-3920-3930-3940)

3940 Inverrary Blvd # 504-A - 3910 Inverrary Blvd, Lauderhill, FL, Broward 33319

Unit Information

MLS Number:	F10434209
Status:	Active
Size:	1,770 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	Garden View,Water View
List Price:	\$275,000
List PPSF:	\$155
Valuated Price:	\$259,000
Valuated PPSF:	\$146

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:	13
Building inventory for sale:	5%
Number of sales over the last 12 months:	10
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	3

Building Association Information

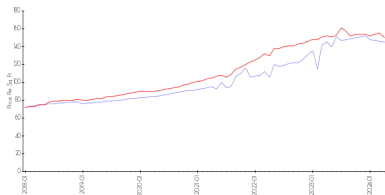
The 18th Hole At Inverrary
Association Inc
3900 Inverrary Boulevard
Lauderhill, FL 33319
(954) 733-9330

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

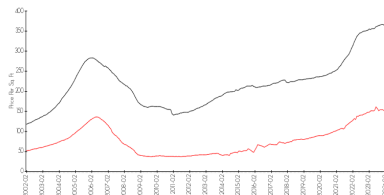
18th Hole at Inverrary (3910-3920-3930-3940) vs Lauderhill.



18th Hole at Inverrary (3910-3920-3930-3940):

Lauderhill: \$150/sq. ft.

Lauderhill vs Broward



Lauderhill: \$150/sq. ft.

Broward: \$351/sq. ft.

Inventory for Sale



18th Hole at Inverrary (3910-3920-3930-3940)	6%
Lauderhill	5%
Broward	4%

Avg. Time to Close Over Last 12 Months

18th Hole at Inverrary (3910-3920-3930-3940)	48 days
Lauderhill	74 days
Broward	67 days