

Unit 6200 NW 44th St # 106 - Greens of Inverrary 5860-5900-6020-6080-6100-6200

6200 NW 44th St # 106 - 5860 NW 44 St, Lauderhill, FL, Broward 33319

Unit Information

MLS Number:	F10437291
Status:	Active
Size:	1,092 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	Garden View,Golf View,Other View
List Price:	\$137,500
List PPSF:	\$126
Valuated Price:	\$144,000
Valuated PPSF:	\$132

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:	20
Building inventory for sale:	4%
Number of sales over the last 12 months:	21
Number of sales over the last 6 months:	17
Number of sales over the last 3 months:	5

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

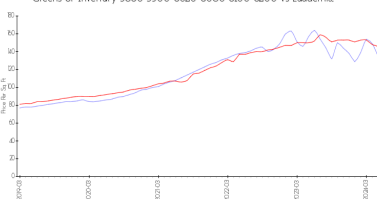
<https://www.thegreensofinverrary.com/>

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

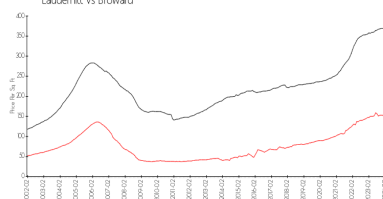
Market Information

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



Greens of Inverrary 5 \$135/sq. ft.

Lauderhill vs Broward



Lauderhill: \$146/sq. ft.



860-5900-6020-6080

-6100-6200:

Lauderhill: \$146/sq. ft.

Broward:

\$351/sq. ft.

Inventory for Sale

Greens of Inverrary 5%

5860-5900-6020-6080-6100-6200

Lauderhill 5%

Broward 3%

Avg. Time to Close Over Last 12 Months

Greens of Inverrary 74 days

5860-5900-6020-6080-6100-6200

Lauderhill 76 days

Broward 69 days