

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

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

## Unit Information

MLS Number:	F10437291
Status:	Expired
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:	\$130,500
List PPSF:	\$120
Valuated Price:	\$138,000
Valuated PPSF:	\$126

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:	18
Building inventory for sale:	4%
Number of sales over the last 12 months:	25
Number of sales over the last 6 months:	9
Number of sales over the last 3 months:	4

## Building Association Information

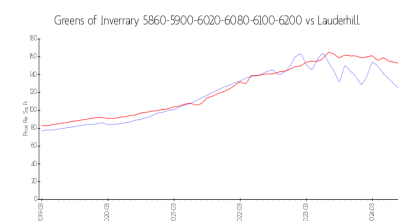
The Greens of Inverrary  
Management Company:  
Fyve Property Management, Inc.  
5100 W. Copans Road, Suite 100  
Margate, Florida 33063  
954-741-8811  
Property Manager: ext. 1208  
Sales & Lease Applications: ext. 1204  
Maintenance Payments: ext. 1078

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

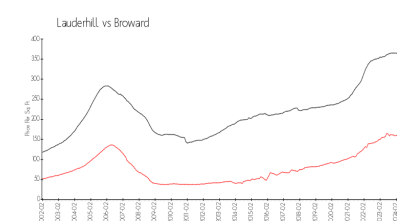
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
802	1,100 sq ft	Sep 2024	\$175,000	\$159
804	1,100 sq ft	Sep 2024	\$185,000	\$168
404	1,100 sq ft	Aug 2024	\$190,000	\$173
306	1,092 sq ft	Aug 2024	\$173,000	\$158
206	1,092 sq ft	Jun 2024	\$108,000	\$99

## Market Information



Greens of Inverrary 5\$129/sq. ft.  
860-5900-6020-6080  
-6100-6200:



Lauderhill: \$152/sq. ft.



Lauderhill:	\$152/sq. ft.	Broward:	\$352/sq. ft.
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**Inventory for Sale**

Greens of Inverrary	4%
5860-5900-6020-6080-6100-6200	
Lauderhill	5%
Broward	4%

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

Greens of Inverrary	78 days
5860-5900-6020-6080-6100-6200	
Lauderhill	74 days
Broward	72 days