

Unit 3910 Inverrary Blvd # 103-B - 18th Hole at Inverrary (3910-3920-3930-3940)

3910 Inverrary Blvd # 103-B - 3910 Inverrary Blvd, Lauderdale, FL, Broward 33319

Unit Information

MLS Number:	F10449332
Status:	Pending
Size:	1,260 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking
View:	Garden View
List Price:	\$189,999
List PPSF:	\$151
Valuated Price:	\$169,000
Valuated PPSF:	\$134

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:	17
Building inventory for sale:	7%
Number of sales over the last 12 months:	8
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	2

Building Association Information

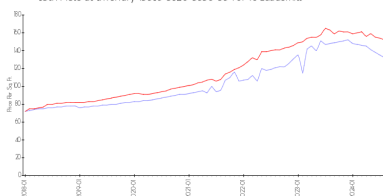
The 18th Hole At Inverrary
Association Inc
3900 Inverrary Boulevard
Lauderhill, FL 33319
(954) 733-9330

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
402-D	1,260 sq ft	Aug 2024	\$190,000	\$151
602-D	1,260 sq ft	Aug 2024	\$182,000	\$144
306-A	1,260 sq ft	May 2024	\$155,000	\$123
408-A	1,760 sq ft	Apr 2024	\$228,000	\$130
302-C	1,260 sq ft	Apr 2024	\$200,000	\$159

Market Information

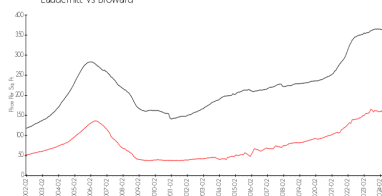
18th Hole at Inverrary (3910-3920-3930-3940) vs Lauderdale



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

Lauderhill: \$152/sq. ft.

Lauderhill vs Broward

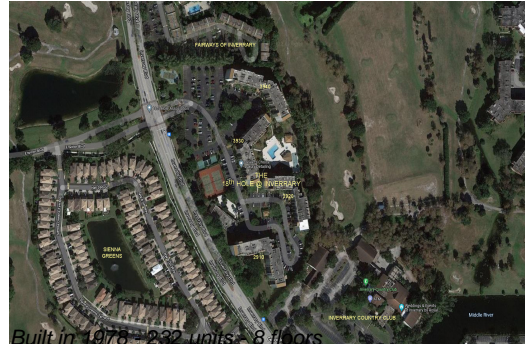


Lauderhill: \$152/sq. ft.

Broward: \$351/sq. ft.

Inventory for Sale

18th Hole at Inverrary (3910-3920-3930-3940)	7%
Lauderhill	5%



Broward	4%
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Avg. Time to Close Over Last 12 Months

18th Hole at Inverrary (3910-3920-3930-3940)	34 days
Lauderhill	78 days
Broward	72 days