

# Unit 3940 Inverrary Blvd # 506-A - 18th Hole at Inverrary (3910-3920-3930-3940)

3940 Inverrary Blvd # 506-A - 3910 Inverrary Blvd, Lauderhill, FL, Broward 33319

## Unit Information

MLS Number:	F10450302
Status:	Active
Size:	1,260 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	Other View
List Price:	\$187,000
List PPSF:	\$148
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:	18
Building inventory for sale:	7%
Number of sales over the last 12 months:	8
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	2

## Building Association Information

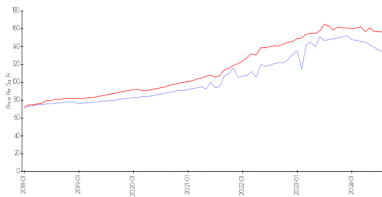
The 18th Hole At Inverrary  
 Association Inc  
 3900 Inverrary Boulevard  
 Lauderhill, FL 33319  
 (954) 733-9330

## 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

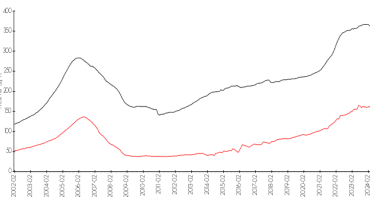
## Market Information

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



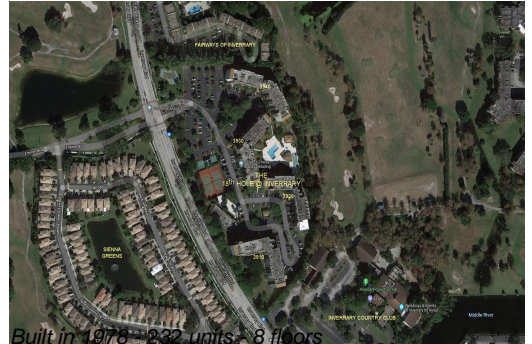
18th Hole at Inverrary (3910-3920-3930-3940): \$134/sq. ft.  
 Lauderhill: \$156/sq. ft.

Lauderhill vs Broward



Lauderhill: \$156/sq. ft.  
 Broward: \$346/sq. ft.

## Inventory for Sale



18th Hole at Inverrary (3910-3920-3930-3940)	8%
Lauderhill	5%
Broward	4%

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

18th Hole at Inverrary (3910-3920-3930-3940)	34 days
Lauderhill	75 days
Broward	72 days