

Unit 5860 NW 44th St # 706 - Greens of Inverrary 5860-5900-6020-6080-6100-6200

5860 NW 44th St # 706 - 5860 NW 44 St, Lauderhill, FL, Broward 33319

Unit Information

MLS Number: F10453249
 Status: Active
 Size: 1,100 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: 1 Space, Guest Parking
 View: Garden View
 List Price: \$184,900
 List PPSF: \$168
 Valuated Price: \$140,000
 Valuated PPSF: \$127

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: 23
 Building inventory for sale: 5%
 Number of sales over the last 12 months: 23
 Number of sales over the last 6 months: 8
 Number of sales over the last 3 months: 5

Building Association Information

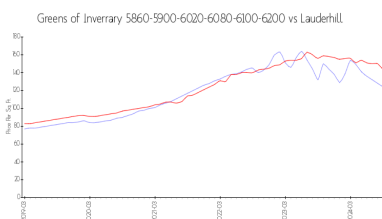
The Greens of Inverrary
 Management Company:
 Fyve Property Management, Inc.
 5100 W. Copans Road, Suite 100
 Margate, Florida 33063
 954-741-8811
 Property Manager: ext. 1208
 Sales & Lease Applications: ext. 1204
 Maintenance Payments: ext. 1078

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

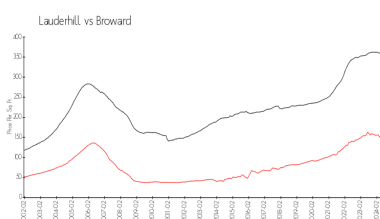
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
606	1,100 sq ft	Oct 2024	\$130,000	\$118
806	1,100 sq ft	Oct 2024	\$149,000	\$135
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

Market Information



Greens of Inverrary 5 \$124/sq. ft.
 860-5900-6020-6080



Lauderhill: \$143/sq. ft.



-6100-6200:
Lauderhill: \$143/sq. ft. Broward: \$339/sq. ft.

Inventory for Sale

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

Avg. Time to Close Over Last 12 Months

Greens of Inverrary 5860-5900-6020-6080-6100-6200	85 days
Lauderhill	78 days
Broward	74 days