

# Unit 6100 NW 44th St # 403 - Greens of Inverrary 5860-5900-6020-6080-6100-6200

6100 NW 44th St # 403 - 5860 NW 44 St, Lauderhill, FL, Broward 33319

## Unit Information

MLS Number: F10459322  
 Status: Active  
 Size: 1,092 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space  
 View: Garden View, Golf View  
 List Price: \$230,000  
 List PPSF: \$211  
 Valuated Price: \$148,000  
 Valuated PPSF: \$136

*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: 26  
 Building inventory for sale: 6%  
 Number of sales over the last 12 months: 18  
 Number of sales over the last 6 months: 8  
 Number of sales over the last 3 months: 2

## Building Association Information

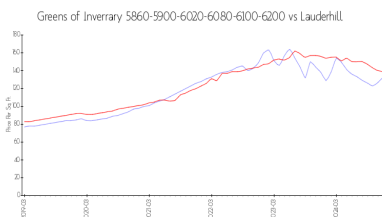
The Greens of Inverrary  
 Management Company:  
 Fyve Property Management, Inc.  
 5100 W. Copans Road, Suite 100  
 Margate, Florida 33063  
 954-741-8811  
 Property Manager: ext. 1208  
 Sales & Lease Applications: ext. 1204  
 Maintenance Payments: ext. 1078

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

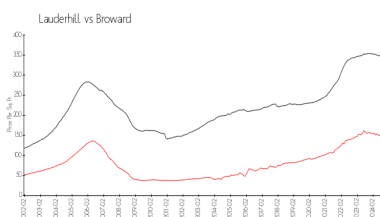
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
114	1,092 sq ft	Jan 2025	\$100,000	\$92
106	1,092 sq ft	Nov 2024	\$169,900	\$156
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

## Market Information



Greens of Inverrary 5 \$135/sq. ft.  
 860-5900-6020-6080



Lauderhill: \$139/sq. ft.



-6100-6200:  
Lauderhill: \$139/sq. ft. Broward: \$334/sq. ft.

### **Inventory for Sale**

Greens of Inverrary 5860-5900-6020-6080-6100-6200	6%
Lauderhill	6%
Broward	5%

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

Greens of Inverrary 5860-5900-6020-6080-6100-6200	78 days
Lauderhill	80 days
Broward	78 days