

# Unit 4222 Inverrary Blvd # 4617 - Inverrary Gardens I

4222 Inverrary Blvd # 4617 - 4216-4222 Inverrary Blvd, Lauderdale, FL, Broward 33319

## Unit Information

MLS Number:	F10472764
Status:	Active
Size:	822 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	Assigned Parking, Guest Parking
View:	Preserve
List Price:	\$140,000
List PPSF:	\$170
Valuated Price:	\$125,000
Valuated PPSF:	\$152

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:	162
Number of active listings for rent:	0
Number of active listings for sale:	7
Building inventory for sale:	4%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	1

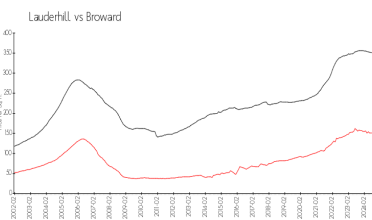
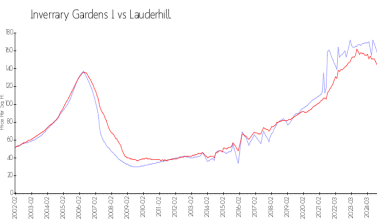
## Building Association Information

Inverrary Gardens Master Association  
 4200 Inverrary Blvd, Lauderdale, FL  
 (954) 484-1354

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
98B	1,096 sq ft	Dec 2024	\$121,000	\$110
4318	543 sq ft	Sep 2024	\$135,000	\$249
4308	822 sq ft	Jul 2024	\$134,500	\$164
4803	1,032 sq ft	May 2024	\$138,000	\$134
4801	822 sq ft	Apr 2024	\$140,000	\$170

## Market Information



Inverrary Gardens I: \$155/sq. ft.  
 Lauderdale: \$142/sq. ft.

Lauderdale: \$142/sq. ft.  
 Broward: \$334/sq. ft.

## Inventory for Sale

Inverrary Gardens I	4%
Lauderdale	6%
Broward	5%

## Avg. Time to Close Over Last 12 Months

Inverrary Gardens I 36 days



Lauderhill  
Broward

82 days  
76 days