

Unit 3940 Inverrary Blvd # 703-A - 18th Hole at Inverrary (3910-3920-3930-3940)

3940 Inverrary Blvd # 703-A - 3910 Inverrary Blvd, Lauderhill, FL, Broward 33319

Unit Information

MLS Number: F10472816
 Status: Active
 Size: 1,260 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: 1 Space, Guest Parking
 View: Garden View, Golf View
 List Price: \$189,000
 List PPSF: \$150
 Valuated Price: \$161,000
 Valuated PPSF: \$128

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: 19
 Building inventory for sale: 8%
 Number of sales over the last 12 months: 8
 Number of sales over the last 6 months: 3
 Number of sales over the last 3 months: 1

Building Association Information

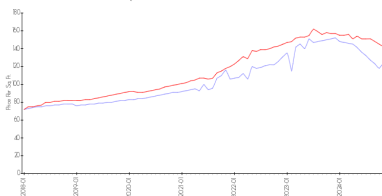
The 18th Hole At Inverrary
 Association Inc
 3900 Inverrary Boulevard
 Lauderhill, FL 33319
 (954) 733-9330

Recent Sales

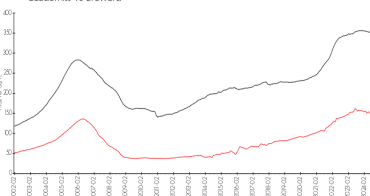
Unit #	Size	Closing Date	Sale Price	PPSF
B503	1,260 sq ft	Oct 2024	\$150,000	\$119
402-D	1,260 sq ft	Aug 2024	\$190,000	\$151
602-D	1,260 sq ft	Aug 2024	\$182,000	\$144
306-A	1,260 sq ft	May 2024	\$155,000	\$123
408-A	1,760 sq ft	Apr 2024	\$228,000	\$130
302-C	1,260 sq ft	Apr 2024	\$200,000	\$159

Market Information

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



Lauderhill vs Broward



18th Hole at Inverrary (3910-3920-3930-3940): \$125/sq. ft.
 Lauderhill: \$142/sq. ft.

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

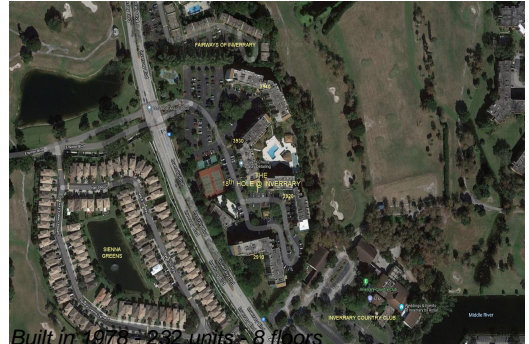
Inventory for Sale

18th Hole at Inverrary (3910-3920-3930-3940) 8%

18th Hole at Inverrary



18th Hole at Inverrary



Lauderhill	6%
Broward	5%

Avg. Time to Close Over Last 12 Months

18th Hole at Inverrary (3910-3920-3930-3940)	34 days
Lauderhill	82 days
Broward	76 days