

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

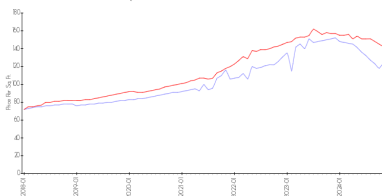
The 18th Hole At Inverrary
Association Inc
3900 Inverrary Boulevard
Lauderhill, FL 33319
(954) 733-9330

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

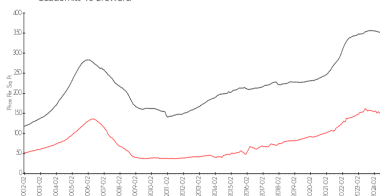
Market Information

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



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

Lauderhill vs Broward



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

Inventory for Sale

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



Lauderhill	6%
Broward	5%

Avg. Time to Close Over Last 12 Months

18th Hole at Inverrary (3910-3920-3930-3940)	37 days
Lauderhill	82 days
Broward	76 days