

Unit 6200 NW 44th St # 103 - Greens of Inverrary 5860-5900-6020-6080-6100-6200

6200 NW 44th St # 103 - 5860 NW 44 St, Lauderdale, FL, Broward 33319

Unit Information

MLS Number:	F10496259
Status:	Active
Size:	1,092 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking
View:	
List Price:	\$175,000
List PPSF:	\$160
Valuated Price:	\$149,000
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:	30
Building inventory for sale:	6%
Number of sales over the last 12 months:	16
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	1

Building Association Information

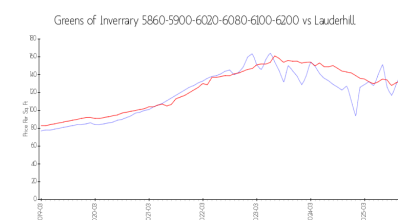
The Greens of Inverrary
Management Company:
Fyve Property Management, Inc.
5100 W. Copans Road, Suite 100
Margate, Florida 33063
954-741-8811
Property Manager: ext. 1208
Sales & Lease Applications: ext. 1204
Maintenance Payments: ext. 1078

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

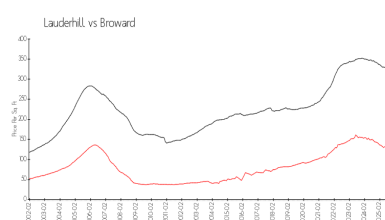
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
414	1,100 sq ft	Nov 2025	\$155,000	\$141
101	1,092 sq ft	Sep 2025	\$125,000	\$114
311	1,100 sq ft	Aug 2025	\$171,500	\$156
406	1,100 sq ft	Jul 2025	\$195,000	\$177
107	1,092 sq ft	Jul 2025	\$125,000	\$114
412	1,100 sq ft	Jul 2025	\$147,500	\$134
109	1,100 sq ft	Jul 2025	\$187,000	\$170

Market Information



Greens of Inverrary 5\$140/sq. ft.



Lauderdale: \$133/sq. ft.



860-5900-6020-6080

-6100-6200:

Lauderhill: \$133/sq. ft.

Broward:

\$311/sq. ft.

Inventory for Sale

Greens of Inverryary 7%

5860-5900-6020-6080-6100-6200

Lauderhill 5%

Broward 4%

Avg. Time to Close Over Last 12 Months

Greens of Inverryary 89 days

5860-5900-6020-6080-6100-6200

Lauderhill 80 days

Broward 87 days