

# Unit 6080 NW 44th St # 408 - Greens of Inverrary 5860-5900-6020-6080-6100-6200

6080 NW 44th St # 408 - 5860 NW 44 St, Lauderhill, FL, Broward 33319

## Unit Information

MLS Number:	RX-11018115
Status:	Active
Size:	981 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	Assigned
View:	
List Price:	\$90,000
List PPSF:	\$92
Valuated Price:	\$122,000
Valuated PPSF:	\$124

*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:	23
Building inventory for sale:	5%
Number of sales over the last 12 months:	24
Number of sales over the last 6 months:	8
Number of sales over the last 3 months:	5

## Building Association Information

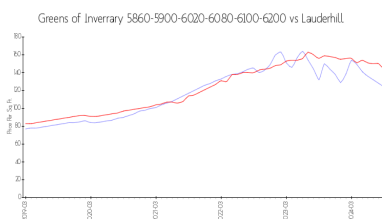
The Greens of Inverrary  
Management Company:  
Fyve Property Management, Inc.  
5100 W. Copans Road, Suite 100  
Margate, Florida 33063  
954-741-8811  
Property Manager: ext. 1208  
Sales & Lease Applications: ext. 1204  
Maintenance Payments: ext. 1078

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

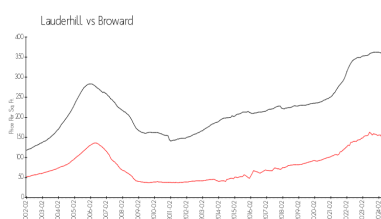
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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\$124/sq. ft.  
860-5900-6020-6080  
-6100-6200:



Lauderhill: \$143/sq. ft.

Lauderhill:	\$143/sq. ft.	Broward:	\$339/sq. ft.
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### **Inventory for Sale**

Greens of Inverrary	5%
5860-5900-6020-6080-6100-6200	
Lauderhill	6%
Broward	4%

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

Greens of Inverrary	87 days
5860-5900-6020-6080-6100-6200	
Lauderhill	79 days
Broward	75 days