

# 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-11144540
Status:	Active
Size:	981 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	
View:	Golf
List Price:	\$80,000
List PPSF:	\$82
Valuated Price:	\$138,000
Valuated PPSF:	\$141

*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:	29
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

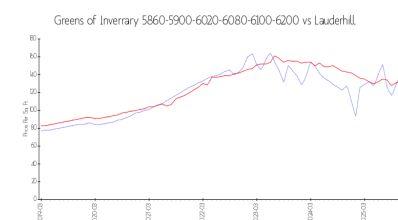
The Greens of Inverrary  
 Management Company:  
 Fyve Property Management, Inc.  
 5100 W. Copans Road, Suite 100  
 Margate, Florida 33063  
 954-741-8811  
 Property Manager: ext. 1208  
 Sales & Lease Applications: ext. 1204  
 Maintenance Payments: ext. 1078

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

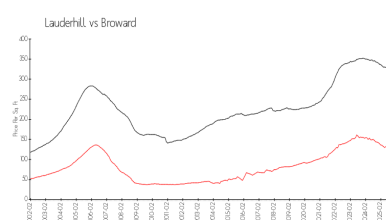
## Recent Sales

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.



Lauderhill: \$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 88 days