

# Unit 5530 NW 44th St # 401C - Inverwood (5530 5550&5570)

5530 NW 44th St # 401C - 5530 NW 44 St, Lauderdale, FL, Broward 33319

## Unit Information

MLS Number:	A11532558
Status:	Active
Size:	1,290 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	Assigned Parking, Guest Parking
View:	
List Price:	\$190,000
List PPSF:	\$147
Valuated Price:	\$165,000
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:	246
Number of active listings for rent:	0
Number of active listings for sale:	21
Building inventory for sale:	8%
Number of sales over the last 12 months:	3
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	0

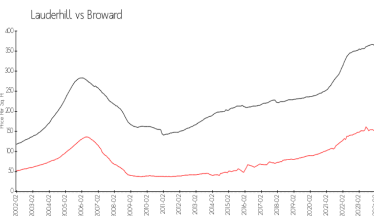
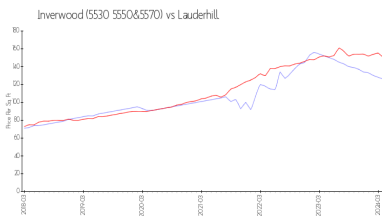
## Building Association Information

Inverwood Condominiums Association  
 Address: 5500 NW 44th St,  
 Lauderdale, FL 33319  
 Phone: +1 954-731-0100

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
303C	1,085 sq ft	Jan 2024	\$165,000	\$152
412B		Dec 2023	\$112,500	
318c	1,290 sq ft	Sep 2023	\$125,000	\$97

## Market Information



Inverwood (5530 5550&5570):	\$126/sq. ft.	Lauderhill:	\$150/sq. ft.
Lauderhill:	\$150/sq. ft.	Broward:	\$351/sq. ft.

## Inventory for Sale

Inverwood (5530 5550&5570)	9%
Lauderhill	5%
Broward	4%



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

Inverwood (5530 5550&5570)	102 days
Lauderhill	74 days
Broward	67 days