

Unit 3940 Inverrary Blvd # 407-A - 18th Hole at Inverrary (3910-3920-3930-3940)

3940 Inverrary Blvd # 407-A - 3910 Inverrary Blvd, Lauderhill, FL, Broward 33319

Unit Information

MLS Number:	F10420522
Status:	Active
Size:	1,260 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Guest Parking
View:	Garden View
List Price:	\$199,500
List PPSF:	\$158
Valuated Price:	\$165,000
Valuated PPSF:	\$131

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:	11
Building inventory for sale:	4%
Number of sales over the last 12 months:	11
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	4

Building Association Information

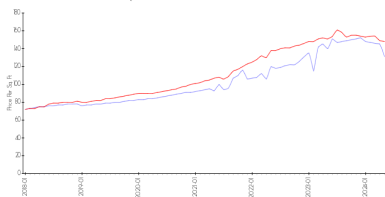
The 18th Hole At Inverrary
Association Inc
3900 Inverrary Boulevard
Lauderhill, FL 33319
(954) 733-9330

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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
104-D	1,260 sq ft	Mar 2024	\$195,000	\$155
506-C	1,260 sq ft	Dec 2023	\$192,500	\$153

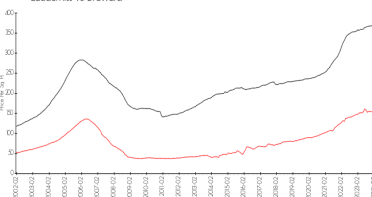
Market Information

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



18th Hole at
Inverrary (3910-3920
-3930-3940):
Lauderhill: \$148/sq. ft.

Lauderhill vs Broward



Lauderhill: \$148/sq. ft.
Broward: \$350/sq. ft.

Inventory for Sale



18th Hole at Inverrary (3910-3920-3930-3940)	5%
Lauderhill	5%
Broward	3%

Avg. Time to Close Over Last 12 Months

18th Hole at Inverrary (3910-3920-3930-3940)	45 days
Lauderhill	73 days
Broward	68 days