

# Unit 5900 NW 44th St # 814 - Greens of Inverrary 5860-5900-6020-6080-6100-6200

5900 NW 44th St # 814 - 5860 NW 44 St, Lauderdale, FL, Broward 33319

## Unit Information

MLS Number:	F10425238
Status:	Active
Size:	1,100 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	Garden View,Pool Area View,Tennis Court View
List Price:	\$177,999
List PPSF:	\$162
Valuated Price:	\$156,000
Valuated PPSF:	\$142

*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:	20
Building inventory for sale:	4%
Number of sales over the last 12 months:	21
Number of sales over the last 6 months:	15
Number of sales over the last 3 months:	4

## 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

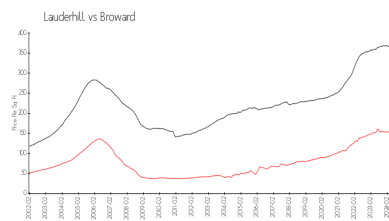
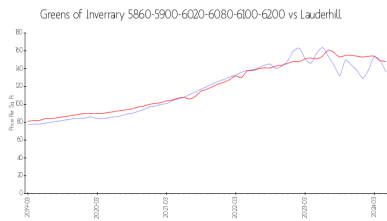
<https://www.thegreensofinverrary.com/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
305	1,092 sq ft	Apr 2024	\$180,000	\$165
3-210	1,092 sq ft	Apr 2024	\$131,000	\$120
112	1,092 sq ft	Apr 2024	\$170,000	\$156
212	1,092 sq ft	Mar 2024	\$165,000	\$151
508	1,100 sq ft	Feb 2024	\$190,000	\$173
514	1,100 sq ft	Feb 2024	\$162,000	\$147
506	1,100 sq ft	Feb 2024	\$175,000	\$159
314	1,092 sq ft	Feb 2024	\$90,000	\$82

## Market Information





Greens of Inverrary 5 \$136/sq. ft.  
860-5900-6020-6080

-6100-6200:

Lauderhill: \$148/sq. ft.

Lauderhill: \$148/sq. ft.

Broward: \$350/sq. ft.

## Inventory for Sale

Greens of Inverrary 5860-5900-6020-6080-6100-6200 5%

Lauderhill 5%

Broward 3%

## Avg. Time to Close Over Last 12 Months

Greens of Inverrary 77 days

5860-5900-6020-6080-6100-6200

Lauderhill 73 days

Broward 68 days