

# Unit 5860 NW 44th St # 509 - Greens of Inverrary 5860-5900-6020-6080-6100-6200

5860 NW 44th St # 509 - 5860 NW 44 St, Lauderdale, FL, Broward 33319

## Unit Information

MLS Number: F10431676  
Status: Active  
Size: 1,100 Sq ft.  
Bedrooms: 2  
Full Bathrooms: 2  
Half Bathrooms: 0  
Parking Spaces: 1 Space,Assigned Parking,Guest Parking  
View: Golf View  
List Price: \$189,000  
List PPSF: \$172  
Valuated Price: \$166,000  
Valuated PPSF: \$151

*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: 18  
Building inventory for sale: 4%  
Number of sales over the last 12 months: 22  
Number of sales over the last 6 months: 16  
Number of sales over the last 3 months: 6

## 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

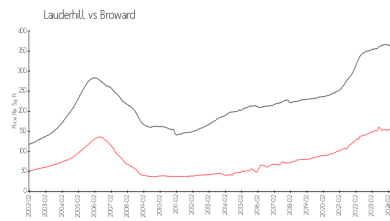
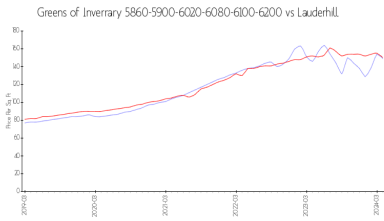
<https://www.thegreensofinverrary.com/>

## 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 \$149/sq. ft.  
 860-5900-6020-6080  
 -6100-6200:

Lauderhill: \$150/sq. ft.

Lauderhill: \$150/sq. ft.

Broward: \$351/sq. ft.

### Inventory for Sale

Greens of Inverrary 5860-5900-6020-6080-6100-6200 4%

Lauderhill 5%

Broward 4%

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

Greens of Inverrary 5860-5900-6020-6080-6100-6200 76 days

Lauderhill 74 days

Broward 67 days