

Unit 6061 N Falls Circle Dr # 406 - Inverrary Country Club (1 to 11)

6061 N Falls Circle Dr # 406 - 6100 S Falls Circle Dr, Tamarac, FL, Broward 33319

Unit Information

MLS Number: A11584458
 Status: Active
 Size: 870 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms: 1
 Parking Spaces: 1 Space,Guest Parking
 View:
 List Price: \$89,000
 List PPSF: \$102
 Valuated Price: \$99,000
 Valuated PPSF: \$114

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: 600
 Number of active listings for rent: 0
 Number of active listings for sale: 32
 Building inventory for sale: 5%
 Number of sales over the last 12 months: 32
 Number of sales over the last 6 months: 10
 Number of sales over the last 3 months: 3

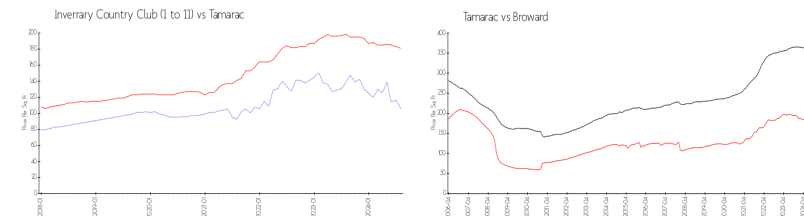
Building Association Information

Inverrary Association
 c/o Campbell Property Management
 8010 North University Drive
 Tamarac, FL 33321
 Phone: 954-739-1600

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
108	1,442 sq ft	Aug 2024	\$130,000	\$90
405	1,130 sq ft	Aug 2024	\$112,500	\$100
311	1,189 sq ft	Aug 2024	\$138,000	\$116
404	1,130 sq ft	Jul 2024	\$133,000	\$118
306	870 sq ft	Jun 2024	\$99,990	\$115

Market Information



Inverrary Country Club (1 to 11):	\$112/sq. ft.	Tamarac:	\$181/sq. ft.
Tamarac:	\$181/sq. ft.	Broward:	\$351/sq. ft.

Inventory for Sale

Inverrary Country Club (1 to 11)	5%
Tamarac	3%
Broward	4%



Avg. Time to Close Over Last 12 Months

Inverrary Country Club (1 to 11)	100 days
Tamarac	66 days
Broward	72 days