

# 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: \$93,000  
 Valuated PPSF: \$107

*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: 34  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 38  
 Number of sales over the last 6 months: 15  
 Number of sales over the last 3 months: 5

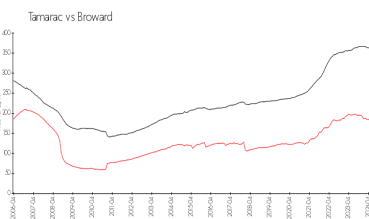
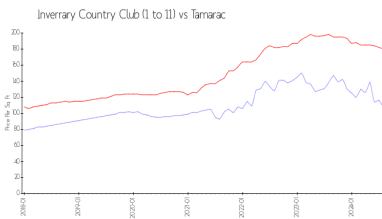
## Building Association Information

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):	\$106/sq. ft.	Tamarac:	\$180/sq. ft.
Tamarac:	\$180/sq. ft.	Broward:	\$346/sq. ft.

## Inventory for Sale

Inverrary Country Club (1 to 11) 6%



Tamarac	3%
Broward	4%

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

Inverrary Country Club (1 to 11)	96 days
Tamarac	64 days
Broward	72 days