

Unit 6101 N Falls Circle Dr # 206 - Inverrary Country Club (1 to 11)

6101 N Falls Circle Dr # 206 - 6100 S Falls Circle Dr, Tamarac, FL, Broward 33319

Unit Information

| | |
|-----------------|--------------------------------|
| MLS Number: | A11587252 |
| Status: | Pending |
| Size: | 870 Sq ft. |
| Bedrooms: | 1 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | |
| Parking Spaces: | 2 Or More Spaces,Guest Parking |
| View: | |
| List Price: | \$95,000 |
| List PPSF: | \$109 |
| Valuated Price: | \$97,000 |
| Valuated PPSF: | \$111 |

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

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|--|-----|
| 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: | 35 |
| Number of sales over the last 6 months: | 10 |
| Number of sales over the last 3 months: | 4 |

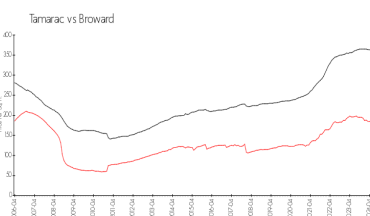
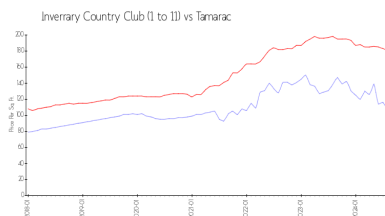
Building Association Information

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) | 96 days |
| Tamarac | 66 days |
| Broward | 72 days |