

Unit 6301 N Falls Circle Dr # 408 - Inverrary Country Club (1 to 11)

6301 N Falls Circle Dr # 408 - 6100 S Falls Circle Dr, Tamarac, FL, Broward 33319

Unit Information

MLS Number: A11606794
 Status: Active
 Size: 1,360 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: Additional Spaces Available,Assigned Parking
 View:
 List Price: \$245,000
 List PPSF: \$180
 Valuated Price: \$192,000
 Valuated PPSF: \$141

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: 38
 Building inventory for sale: 6%
 Number of sales over the last 12 months: 45
 Number of sales over the last 6 months: 19
 Number of sales over the last 3 months: 6

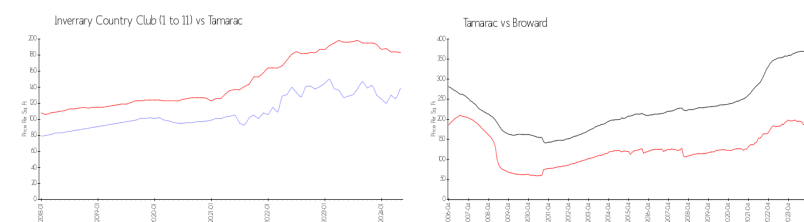
Building Association Information

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 |
|--------|-------------|--------------|------------|-------|
| 306 | 870 sq ft | Jun 2024 | \$99,990 | \$115 |
| 403 | 1,130 sq ft | May 2024 | \$165,000 | \$146 |
| 303 | 1,130 sq ft | May 2024 | \$159,900 | \$142 |
| 306 | 870 sq ft | May 2024 | \$115,000 | \$132 |
| 109 | 935 sq ft | Apr 2024 | \$103,000 | \$110 |
| 213 | 1,300 sq ft | Apr 2024 | \$170,000 | \$131 |

Market Information



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|-----------------------------------|---------------|----------|---------------|
| Inverrary Country Club (1 to 11): | \$139/sq. ft. | Tamarac: | \$183/sq. ft. |
| Tamarac: | \$183/sq. ft. | Broward: | \$351/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) | 84 days |
| Tamarac | 60 days |
| Broward | 69 days |