

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: 46
 Number of sales over the last 6 months: 20
 Number of sales over the last 3 months: 7

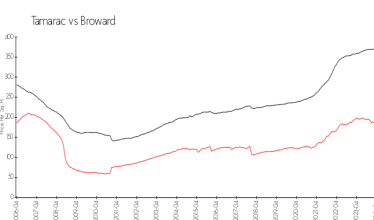
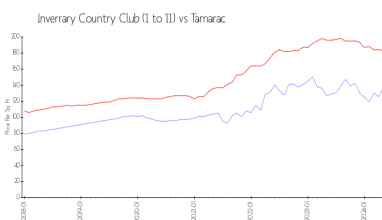
Building Association Information

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



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)	86 days
Tamarac	59 days
Broward	69 days