

Unit 6301 N Falls Circle Dr # 401 - Inverrary Country Club (1 to 11)

6301 N Falls Circle Dr # 401 - 6100 S Falls Circle Dr, Tamarac, FL, Broward 33319

Unit Information

MLS Number:	A11606849
Status:	Active
Size:	1,300 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Guest Parking
View:	
List Price:	\$209,999
List PPSF:	\$162
Valuated Price:	\$183,000
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

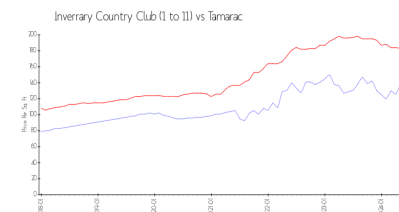
Building Association Information

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

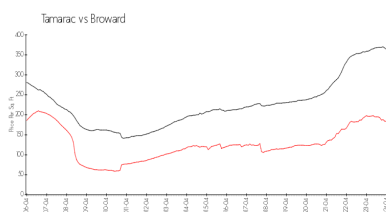
Recent Sales

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



Inverrary Country Club (1 to 11):
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