

Unit 6101 N Falls Circle Dr # 407 - Inverrary Country Club (1 to 11)

6101 N Falls Circle Dr # 407 - 6100 S Falls Circle Dr, Tamarac, FL, Broward 33319

Unit Information

MLS Number: A11644916
 Status: Active
 Size: 1,360 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space,Guest Parking
 View:
 List Price: \$250,000
 List PPSF: \$184
 Valuated Price: \$155,000
 Valuated PPSF: \$114

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: 40
 Building inventory for sale: 6%
 Number of sales over the last 12 months: 20
 Number of sales over the last 6 months: 10
 Number of sales over the last 3 months: 5

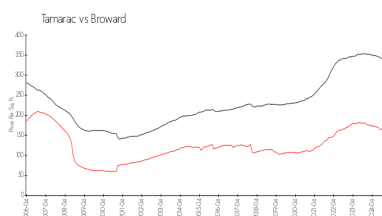
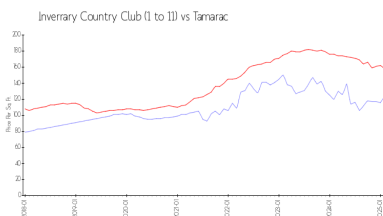
Building Association Information

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
404	1,130 sq ft	Apr 2025	\$165,000	\$146
212	1,130 sq ft	Mar 2025	\$126,000	\$112
105	1,099 sq ft	Feb 2025	\$115,000	\$105
104	1,130 sq ft	Feb 2025	\$160,000	\$142
108	1,360 sq ft	Jan 2025	\$135,500	\$100
411	1,130 sq ft	Jan 2025	\$150,000	\$133

Market Information



Inverrary Country Club (1 to 11):	\$112/sq. ft.	Tamarac:	\$150/sq. ft.
Tamarac:	\$150/sq. ft.	Broward:	\$324/sq. ft.

Inventory for Sale

Inverrary Country Club (1 to 11)	7%
Tamarac	4%
Broward	5%



Avg. Time to Close Over Last 12 Months

Inverrary Country Club (1 to 11)	96 days
Tamarac	79 days
Broward	83 days