

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: \$163,000
 Valuated PPSF: \$120

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: 41
 Building inventory for sale: 6%
 Number of sales over the last 12 months: 24
 Number of sales over the last 6 months: 9
 Number of sales over the last 3 months: 4

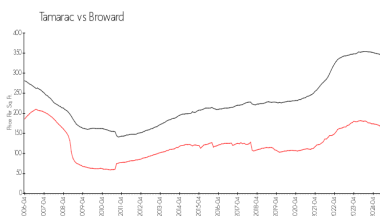
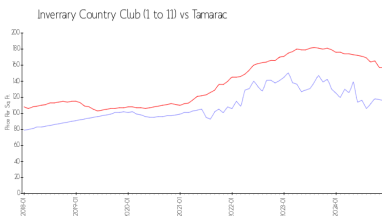
Building Association Information

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	1,360 sq ft	Jan 2025	\$135,500	\$100
411	1,130 sq ft	Jan 2025	\$150,000	\$133
401	1,300 sq ft	Nov 2024	\$180,000	\$138
410	1,390 sq ft	Nov 2024	\$130,000	\$94
203	1,130 sq ft	Oct 2024	\$142,000	\$126
206	870 sq ft	Oct 2024	\$95,000	\$109

Market Information



Inverrary Country Club (1 to 11): \$118/sq. ft.
 Tamarac: \$157/sq. ft.
 Tamarac: \$157/sq. ft.
 Broward: \$334/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)	108 days
Tamarac	73 days
Broward	78 days