

# Unit 6061 N Falls Circle Dr # 110 - Inverrary Country Club (1 to 11)

6061 N Falls Circle Dr # 110 - 6100 S Falls Circle Dr, Tamarac, FL, Broward 33319

## Unit Information

MLS Number:	A11659091
Status:	Active
Size:	1,099 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Additional Spaces Available
View:	
List Price:	\$155,000
List PPSF:	\$141
Valuated Price:	\$121,000
Valuated PPSF:	\$110

*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:	39
Building inventory for sale:	6%
Number of sales over the last 12 months:	19
Number of sales over the last 6 months:	11
Number of sales over the last 3 months:	6

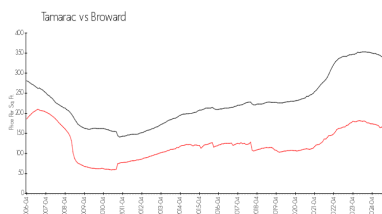
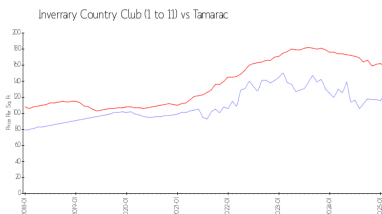
## Building Association Information

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
310	1,130 sq ft	Apr 2025	\$149,999	\$133
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

## 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