

# Unit 6201 N Falls Circle Dr # 404 - Inverrary Country Club (1 to 11)

6201 N Falls Circle Dr # 404 - 6100 S Falls Circle Dr, Tamarac, FL, Broward 33319

## Unit Information

MLS Number: F10372767  
 Status: Active  
 Size: 1,189 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space  
 View: Other View  
 List Price: \$175,000  
 List PPSF: \$147  
 Valuated Price: \$149,000  
 Valuated PPSF: \$132

*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: 43  
 Building inventory for sale: 7%  
 Number of sales over the last 12 months: 53  
 Number of sales over the last 6 months: 22  
 Number of sales over the last 3 months: 14

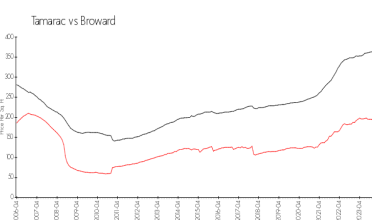
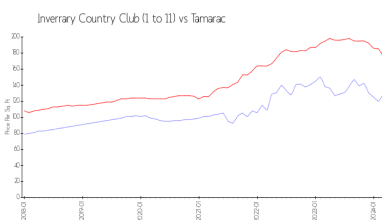
## Building Association Information

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  |
|--------|-------------|--------------|------------|-------|
| 109    | 935 sq ft   | Apr 2024     | \$103,000  | \$110 |
| 213    | 1,300 sq ft | Apr 2024     | \$170,000  | \$131 |
| 205    | 1,314 sq ft | Mar 2024     | \$183,000  | \$139 |
| 211    | 1,130 sq ft | Mar 2024     | \$175,000  | \$155 |
| 314    | 1,300 sq ft | Mar 2024     | \$140,000  | \$108 |
| 304    | 1,130 sq ft | Mar 2024     | \$107,000  | \$95  |
| 207    | 1,360 sq ft | Mar 2024     | \$209,000  | \$154 |

## Market Information



|                                   |               |          |               |
|-----------------------------------|---------------|----------|---------------|
| Inverrary Country Club (1 to 11): | \$130/sq. ft. | Tamarac: | \$175/sq. ft. |
| Tamarac:                          | \$175/sq. ft. | Broward: | \$349/sq. ft. |

## Inventory for Sale



|                                  |    |
|----------------------------------|----|
| Inverrary Country Club (1 to 11) | 7% |
| Tamarac                          | 3% |
| Broward                          | 3% |

**Avg. Time to Close Over Last 12 Months**

|                                  |         |
|----------------------------------|---------|
| Inverrary Country Club (1 to 11) | 83 days |
| Tamarac                          | 55 days |
| Broward                          | 66 days |