

# Unit 6301 N Falls Circle Dr # 408 - Inverrary Country Club (1 to 11)

6301 N Falls Circle Dr # 408 - 6100 S Falls Circle Dr, Tamarac, FL, Broward 33319

## Unit Information

MLS Number: F10410863  
 Status: Active  
 Size: 1,442 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Assigned Parking, Guest Parking  
 View: Golf View  
 List Price: \$245,900  
 List PPSF: \$171  
 Valuated Price: \$174,000  
 Valuated PPSF: \$128

*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: 44  
 Building inventory for sale: 7%  
 Number of sales over the last 12 months: 51  
 Number of sales over the last 6 months: 20  
 Number of sales over the last 3 months: 10

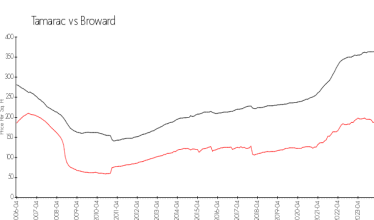
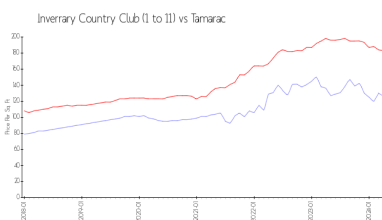
## Building Association Information

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):	\$126/sq. ft.	Tamarac:	\$183/sq. ft.
Tamarac:	\$183/sq. ft.	Broward:	\$348/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)	81 days
Tamarac	55 days
Broward	66 days