

# 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:	F10434407
Status:	Active
Size:	1,189 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space
View:	Other View
List Price:	\$159,500
List PPSF:	\$134
Valuated Price:	\$144,000
Valuated PPSF:	\$127

*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:	52
Number of sales over the last 6 months:	22
Number of sales over the last 3 months:	9

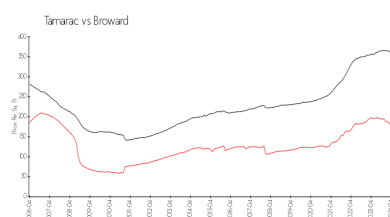
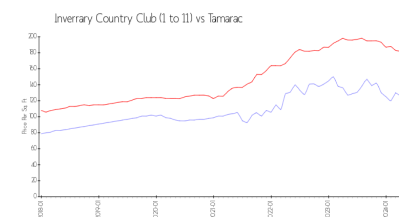
## Building Association Information

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
303	1,130 sq ft	May 2024	\$159,900	\$142
306	870 sq ft	May 2024	\$115,000	\$132
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):  
Tamarac: \$126/sq. ft.  
\$182/sq. ft.

Tamarac: \$182/sq. ft.  
Broward: \$351/sq. ft.



**Inventory for Sale**

Inverrary Country Club (1 to 11)	7%
Tamarac	3%
Broward	4%

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

Inverrary Country Club (1 to 11)	82 days
Tamarac	56 days
Broward	67 days