

# Unit 6001 NW 61st Ave # 307 - Bermuda Club 5

6001 NW 61st Ave # 307 - 6001 NW 61 Ave, Tamarac, FL, Broward 33319

## Unit Information

MLS Number: F10442377  
 Status: Active  
 Size: 660 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 0  
 Parking Spaces: Assigned Parking, Guest Parking  
 View: Water View  
 List Price: \$75,500  
 List PPSF: \$114  
 Valuated Price: \$98,000  
 Valuated PPSF: \$148

*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: 108  
 Number of active listings for rent: 0  
 Number of active listings for sale: 7  
 Building inventory for sale: 6%  
 Number of sales over the last 12 months: 6  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 0

## Building Association Information

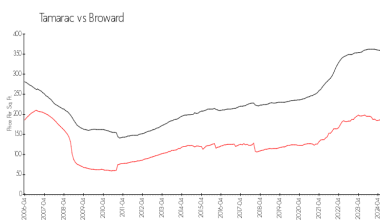
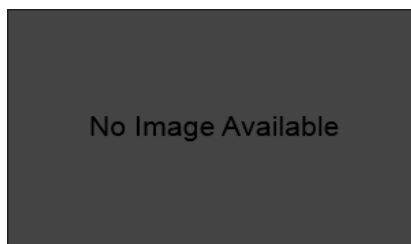
Bermuda Club Condominium Address:  
 6299 NW 57th St,  
 Tamarac, FL 33319  
 Phone: +1 954-721-6645

<https://www.bermudaclubtamarac.com/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
206	660 sq ft	Jun 2024	\$107,000	\$162
209	880 sq ft	Mar 2024	\$169,000	\$192
312	1,070 sq ft	Feb 2024	\$147,500	\$138
201	1,070 sq ft	Jan 2024	\$150,000	\$140
210	880 sq ft	Jan 2024	\$165,000	\$188

## Market Information



Bermuda Club 5: \$146/sq. ft. Tamarac: \$173/sq. ft.  
 Tamarac: \$173/sq. ft. Broward: \$339/sq. ft.

## Inventory for Sale

Bermuda Club 5: 6%  
 Tamarac: 4%  
 Broward: 4%



## Avg. Time to Close Over Last 12 Months

Bermuda Club 5	83 days
Tamarac	71 days
Broward	74 days