

# Unit 6001 N Falls Circle Dr # 203 - Inverrary Country Club (1 to 11)

6001 N Falls Circle Dr # 203 - 6100 S Falls Circle Dr, Tamarac, FL, Broward 33319

## Unit Information

MLS Number:	F10442853
Status:	Active
Size:	1,130 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	Pool Area View
List Price:	\$159,900
List PPSF:	\$142
Valuated Price:	\$156,000
Valuated PPSF:	\$138

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:	38
Building inventory for sale:	6%
Number of sales over the last 12 months:	46
Number of sales over the last 6 months:	20
Number of sales over the last 3 months:	7

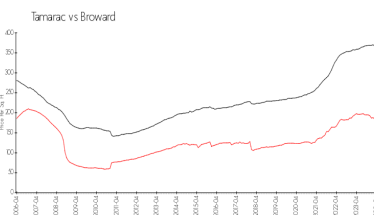
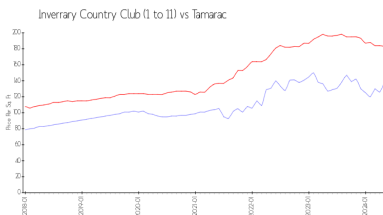
## Building Association Information

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
306	870 sq ft	Jun 2024	\$99,990	\$115
403	1,130 sq ft	May 2024	\$165,000	\$146
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

## Market Information



Inverrary Country Club (1 to 11):	\$139/sq. ft.	Tamarac:	\$183/sq. ft.
Tamarac:	\$183/sq. ft.	Broward:	\$351/sq. ft.

## Inventory for Sale



Inverrary Country Club (1 to 11)	6%
Tamarac	3%
Broward	4%

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

Inverrary Country Club (1 to 11)	86 days
Tamarac	59 days
Broward	69 days