

# 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 Under Contract
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:	\$148,000
List PPSF:	\$131
Valuated Price:	\$126,000
Valuated PPSF:	\$112

*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:	32
Building inventory for sale:	5%
Number of sales over the last 12 months:	35
Number of sales over the last 6 months:	10
Number of sales over the last 3 months:	4

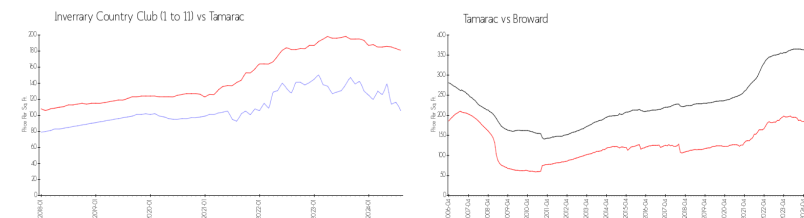
## Building Association Information

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
108	1,442 sq ft	Aug 2024	\$130,000	\$90
405	1,130 sq ft	Aug 2024	\$112,500	\$100
311	1,189 sq ft	Aug 2024	\$138,000	\$116
404	1,130 sq ft	Jul 2024	\$133,000	\$118
306	870 sq ft	Jun 2024	\$99,990	\$115

## Market Information



Inverrary Country Club (1 to 11):	\$112/sq. ft.	Tamarac:	\$181/sq. ft.
Tamarac:	\$181/sq. ft.	Broward:	\$351/sq. ft.

## Inventory for Sale

Inverrary Country Club (1 to 11)	5%
Tamarac	3%
Broward	4%



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

Inverrary Country Club (1 to 11)	96 days
Tamarac	66 days
Broward	72 days