

# Unit 6061 N Falls Circle Dr # 302 - Inverrary Country Club (1 to 11)

6061 N Falls Circle Dr # 302 - 6100 S Falls Circle Dr, Tamarac, FL, Broward 33319

## Unit Information

MLS Number: F10463598  
 Status: Active  
 Size: 1,130 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space  
 View: Garden View  
 List Price: \$143,000  
 List PPSF: \$127  
 Valuated Price: \$134,000  
 Valuated PPSF: \$119

*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: 42  
 Building inventory for sale: 7%  
 Number of sales over the last 12 months: 26  
 Number of sales over the last 6 months: 8  
 Number of sales over the last 3 months: 4

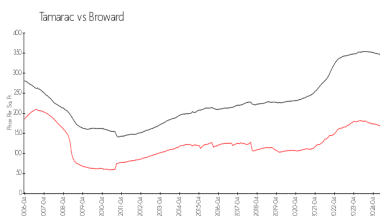
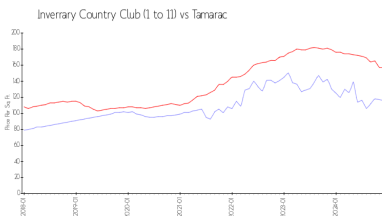
## Building Association Information

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  |
|--------|-------------|--------------|------------|-------|
| 411    | 1,130 sq ft | Jan 2025     | \$150,000  | \$133 |
| 401    | 1,300 sq ft | Nov 2024     | \$180,000  | \$138 |
| 410    | 1,390 sq ft | Nov 2024     | \$130,000  | \$94  |
| 203    | 1,130 sq ft | Oct 2024     | \$142,000  | \$126 |
| 206    | 870 sq ft   | Oct 2024     | \$95,000   | \$109 |

## Market Information



|                                   |               |          |               |
|-----------------------------------|---------------|----------|---------------|
| Inverrary Country Club (1 to 11): | \$118/sq. ft. | Tamarac: | \$157/sq. ft. |
| Tamarac:                          | \$157/sq. ft. | Broward: | \$334/sq. ft. |

## Inventory for Sale

Inverrary Country Club (1 to 11) 7%  
 Tamarac 4%  
 Broward 5%



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

|                                  |          |
|----------------------------------|----------|
| Inverrary Country Club (1 to 11) | 104 days |
| Tamarac                          | 74 days  |
| Broward                          | 78 days  |