

Unit 6301 N Falls Circle Dr # 405 - Inverrary Country Club (1 to 11)

6301 N Falls Circle Dr # 405 - 6100 S Falls Circle Dr, Tamarac, FL, Broward 33319

Unit Information

MLS Number:	F10469155
Status:	Active
Size:	1,130 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned Parking, Guest Parking
View:	Golf View
List Price:	\$165,000
List PPSF:	\$146
Valuated Price:	\$136,000
Valuated PPSF:	\$120

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:	37
Building inventory for sale:	6%
Number of sales over the last 12 months:	30
Number of sales over the last 6 months:	8
Number of sales over the last 3 months:	3

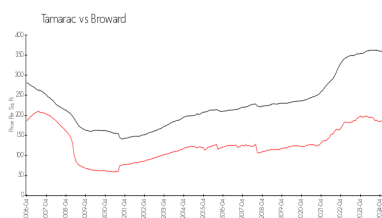
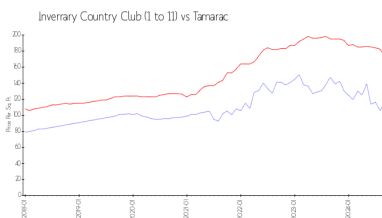
Building Association Information

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
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
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

Market Information



Inverrary Country Club (1 to 11):	\$119/sq. ft.	Tamarac:	\$173/sq. ft.
Tamarac:	\$173/sq. ft.	Broward:	\$339/sq. ft.

Inventory for Sale

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



Avg. Time to Close Over Last 12 Months

Inverrary Country Club (1 to 11)	102 days
Tamarac	72 days
Broward	75 days