

# 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: 38  
 Building inventory for sale: 6%  
 Number of sales over the last 12 months: 31  
 Number of sales over the last 6 months: 8  
 Number of sales over the last 3 months: 3

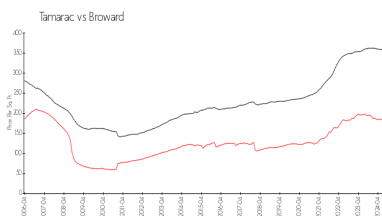
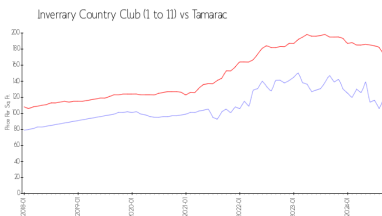
## Building Association Information

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)	104 days
Tamarac	72 days
Broward	74 days