

Unit 6061 N Falls Circle Dr # 407 - Inverrary Country Club (1 to 11)

6061 N Falls Circle Dr # 407 - 6100 S Falls Circle Dr, Tamarac, FL, Broward 33319

Unit Information

MLS Number: F10473612
 Status: Active
 Size: 1,361 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: 1 Space,Assigned Parking,Guest Parking
 View: Garden View
 List Price: \$230,000
 List PPSF: \$169
 Valuated Price: \$161,000
 Valuated PPSF: \$118

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: 40
 Building inventory for sale: 6%
 Number of sales over the last 12 months: 28
 Number of sales over the last 6 months: 8
 Number of sales over the last 3 months: 4

Building Association Information

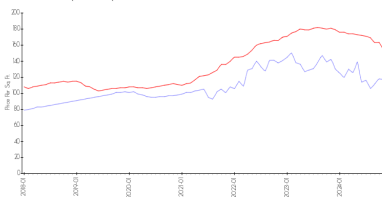
Inverrary Association
 c/o Campbell Property Management
 8010 North University Drive
 Tamarac, FL 33321
 Phone: 954-739-1600

Recent Sales

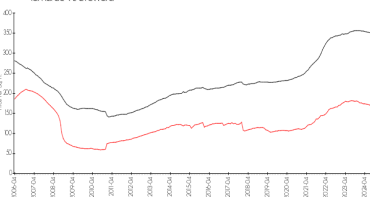
Unit #	Size	Closing Date	Sale Price	PPSF
401	1,300 sq ft	Nov 2024	\$180,000	\$138
410	1,390 sq ft	Nov 2024	\$130,000	\$94
203	1,130 sq ft	Oct 2024	\$142,000	\$126
206	870 sq ft	Oct 2024	\$95,000	\$109
108	1,442 sq ft	Aug 2024	\$130,000	\$90
405	1,130 sq ft	Aug 2024	\$112,500	\$100
311	1,189 sq ft	Aug 2024	\$138,000	\$116

Market Information

Inverrary Country Club (1 to 11) vs Tamarac



Tamarac vs Broward



Inverrary Country Club (1 to 11):	\$117/sq. ft.	Tamarac:	\$153/sq. ft.
Tamarac:	\$153/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)

103 days

Tamarac

73 days

Broward

76 days