

# 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:	41
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

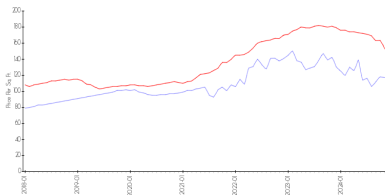
Inverrary Association  
c/o Campbell Property Management  
8010 North University Drive  
Tamarac, FL 33321  
Phone: 954-739-1600

## Recent Sales

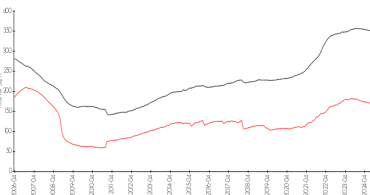
Unit #	Size	Closing Date	Sale Price	PPSF
401	1,300 sq ft	Nov 2024	\$180,000	\$138
410	1,390 sq ft	Nov 2024	\$130,000	\$94
203	1,130 sq ft	Oct 2024	\$142,000	\$126
206	870 sq ft	Oct 2024	\$95,000	\$109
108	1,442 sq ft	Aug 2024	\$130,000	\$90
405	1,130 sq ft	Aug 2024	\$112,500	\$100
311	1,189 sq ft	Aug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