

Unit 6260 S Falls Circle Dr # 103 - Inverrary Country Club (1 to 11)

6260 S Falls Circle Dr # 103 - 6100 S Falls Circle Dr, Tamarac, FL, Broward 33319

Unit Information

MLS Number: RX-10875977
 Status: Active Under Contract
 Size: 1,130 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: Assigned, Guest
 View: Garden
 List Price: \$207,500
 List PPSF: \$184
 Valuated Price: \$145,000
 Valuated PPSF: \$128

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: 53
 Number of sales over the last 6 months: 22
 Number of sales over the last 3 months: 14

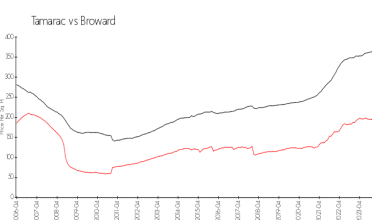
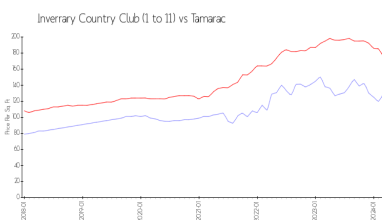
Building Association Information

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
109	935 sq ft	Apr 2024	\$103,000	\$110
213	1,300 sq ft	Apr 2024	\$170,000	\$131
205	1,314 sq ft	Mar 2024	\$183,000	\$139
211	1,130 sq ft	Mar 2024	\$175,000	\$155
314	1,300 sq ft	Mar 2024	\$140,000	\$108
304	1,130 sq ft	Mar 2024	\$107,000	\$95
207	1,360 sq ft	Mar 2024	\$209,000	\$154

Market Information



Inverrary Country Club (1 to 11):	\$130/sq. ft.	Tamarac:	\$175/sq. ft.
Tamarac:	\$175/sq. ft.	Broward:	\$349/sq. ft.

Inventory for Sale



Inverrary Country Club (1 to 11)	7%
Tamarac	3%
Broward	3%

Avg. Time to Close Over Last 12 Months

Inverrary Country Club (1 to 11)	82 days
Tamarac	54 days
Broward	66 days