

Unit 6061 N Falls Circle Dr # 406 - Inverrary Country Club (1 to 11)

6061 N Falls Circle Dr # 406 - 6100 S Falls Circle Dr, Tamarac, FL, Broward 33319

Unit Information

MLS Number: A11411311
 Status: Active
 Size: 870 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms: 1
 Parking Spaces: 1 Space, Guest Parking
 View:
 List Price: \$97,000
 List PPSF: \$111
 Valuated Price: \$111,000
 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: 44
 Building inventory for sale: 7%
 Number of sales over the last 12 months: 52
 Number of sales over the last 6 months: 21
 Number of sales over the last 3 months: 9

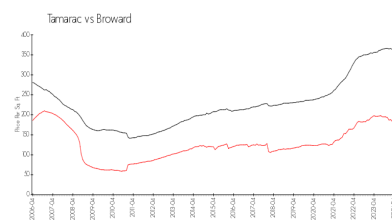
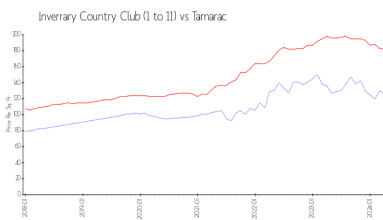
Building Association Information

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
303	1,130 sq ft	May 2024	\$159,900	\$142
306	870 sq ft	May 2024	\$115,000	\$132
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): \$126/sq. ft.
 Tamarac: \$182/sq. ft.
 Broward: \$351/sq. ft.



Inventory for Sale

Inverrary Country Club (1 to 11)	7%
Tamarac	3%
Broward	4%

Avg. Time to Close Over Last 12 Months

Inverrary Country Club (1 to 11)	83 days
Tamarac	56 days
Broward	67 days