

# Unit 6301 N Falls Circle Dr # 301 - Inverrary Country Club (1 to 11)

6301 N Falls Circle Dr # 301 - 6100 S Falls Circle Dr, Tamarac, FL, Broward 33319

## Unit Information

MLS Number: A11412552  
 Status: Active  
 Size: 1,300 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 2 Or More Spaces,Guest Parking  
 View:  
 List Price: \$218,000  
 List PPSF: \$168  
 Valuated Price: \$164,000  
 Valuated PPSF: \$126

*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: 22  
 Number of sales over the last 3 months: 10

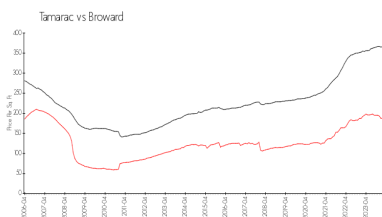
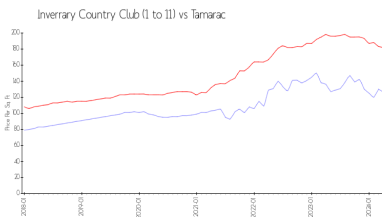
## Building Association Information

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
403	1,130 sq ft	May 2024	\$165,000	\$146
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

## Market Information



Inverrary Country Club (1 to 11):	\$126/sq. ft.	Tamarac:	\$182/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