

# Unit 6200 S Falls Circle Dr # 101 - Inverrary Country Club (1 to 11)

6200 S Falls Circle Dr # 101 - 6100 S Falls Circle Dr, Tamarac, FL, Broward 33319

## Unit Information

MLS Number: A11506002  
 Status: Active  
 Size: 1,300 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$240,000  
 List PPSF: \$185  
 Valuated Price: \$161,000  
 Valuated PPSF: \$124

*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

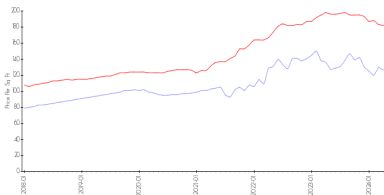
Inverrary Association  
 c/o Campbell Property Management  
 8010 North University Drive  
 Tamarac, FL 33321  
 Phone: 954-739-1600

## Recent Sales

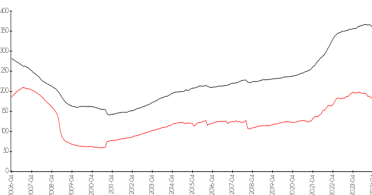
Unit #	Size	Closing Date	Sale Price	PPSF
403	1,130 sq ft	May 2024	\$165,000	\$146
303	1,130 sq ft	May 2024	\$159,900	\$142
306	870 sq ft	May 2024	\$115,000	\$132
109	935 sq ft	Apr 2024	\$103,000	\$110
213	1,300 sq ft	Apr 2024	\$170,000	\$131

## Market Information

Inverrary Country Club (1 to 11) vs Tamarac



Tamarac vs Broward



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