

Unit 6061 N Falls Circle Dr # 306 - Inverrary Country Club (1 to 11)

6061 N Falls Circle Dr # 306 - 6100 S Falls Circle Dr, Tamarac, FL, Broward 33319

Unit Information

MLS Number:	A11540801
Status:	Active
Size:	870 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space
View:	
List Price:	\$115,000
List PPSF:	\$132
Valuated Price:	\$121,000
Valuated PPSF:	\$139

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:	42
Building inventory for sale:	7%
Number of sales over the last 12 months:	51
Number of sales over the last 6 months:	21
Number of sales over the last 3 months:	10

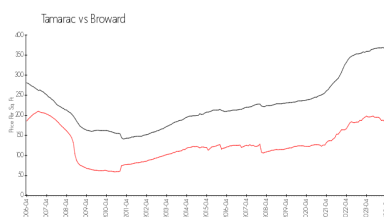
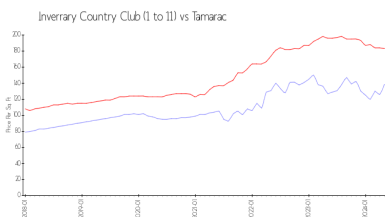
Building Association Information

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):	\$139/sq. ft.	Tamarac:	\$183/sq. ft.
Tamarac:	\$183/sq. ft.	Broward:	\$350/sq. ft.

Inventory for Sale

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

Avg. Time to Close Over Last 12 Months

Inverrary Country Club (1 to 11)	83 days
Tamarac	57 days
Broward	68 days