

# Unit 5961 N Falls Circle Dr # 103 - Inverrary Country Club (1 to 11)

5961 N Falls Circle Dr # 103 - 6100 S Falls Circle Dr, Tamarac, FL, Broward 33319

## Unit Information

MLS Number:	F10408642
Status:	Active
Size:	1,130 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	Lake,Water View
List Price:	\$182,000
List PPSF:	\$161
Valuated Price:	\$154,000
Valuated PPSF:	\$136

*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:	41
Building inventory for sale:	6%
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

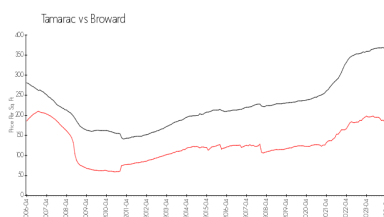
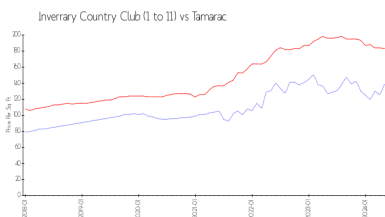
## Building Association Information

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