

Unit 6301 N Falls Circle Dr # 408 - Inverrary Country Club (1 to 11)

6301 N Falls Circle Dr # 408 - 6100 S Falls Circle Dr, Tamarac, FL, Broward 33319

Unit Information

MLS Number:	F10410863
Status:	Active
Size:	1,442 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned Parking, Guest Parking
View:	Golf View
List Price:	\$245,900
List PPSF:	\$171
Valuated Price:	\$174,000
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:	22
Number of sales over the last 3 months:	9

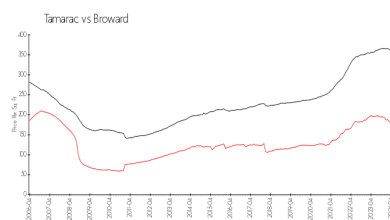
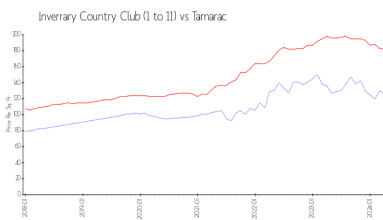
Building Association Information

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.
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)	82 days
Tamarac	56 days
Broward	67 days