

Unit 6201 N Falls Circle Dr # 404 - Inverrary Country Club (1 to 11)

6201 N Falls Circle Dr # 404 - 6100 S Falls Circle Dr, Tamarac, FL, Broward 33319

Unit Information

MLS Number: F10434407
 Status: Active
 Size: 1,189 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: 1 Space
 View: Other View
 List Price: \$159,500
 List PPSF: \$134
 Valuated Price: \$144,000
 Valuated PPSF: \$127

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

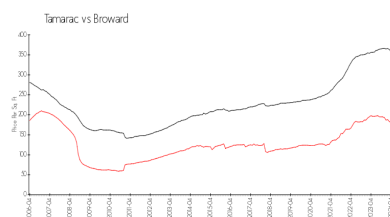
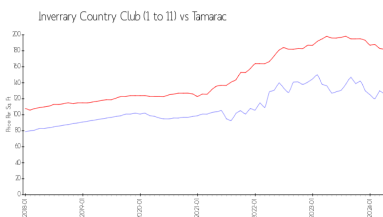
Building Association Information

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 |