

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: | \$140,000 |
| 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

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|--|-----|
| Number of units: | 600 |
| Number of active listings for rent: | 0 |
| Number of active listings for sale: | 43 |
| 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 |

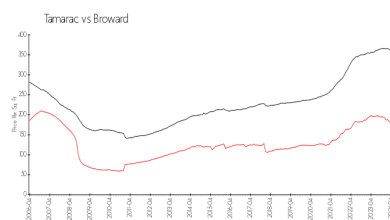
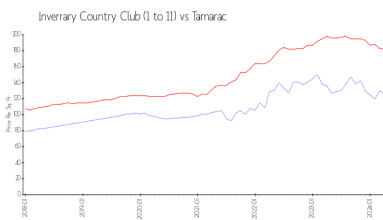
Building Association Information

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. |



Built in 1973 - 600 units - 4 floors

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 |