

Unit 6260 S Falls Circle Dr # 312 - Inverrary Country Club (1 to 11)

6260 S Falls Circle Dr # 312 - 6100 S Falls Circle Dr, Tamarac, FL, Broward 33319

Unit Information

MLS Number:	A11859870
Status:	Active
Size:	1,130 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	
List Price:	\$150,000
List PPSF:	\$133
Valuated Price:	\$120,000
Valuated PPSF:	\$106

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:	40
Building inventory for sale:	6%
Number of sales over the last 12 months:	17
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	4

Building Association Information

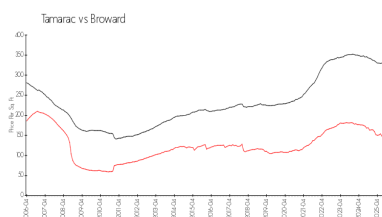
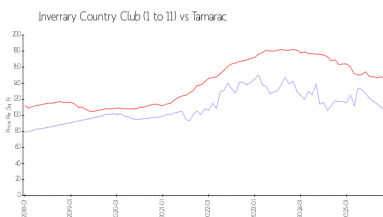
Inverrary Association
c/o Campbell Property Management
8010 North University Drive
Tamarac, FL 33321
Phone: 954-739-1600

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
205	1,130 sq ft	Dec 2025	\$95,000	\$84
107	1,360 sq ft	Nov 2025	\$200,000	\$147
407-5	1,360 sq ft	Oct 2025	\$144,000	\$106
307	1,360 sq ft	Oct 2025	\$93,000	\$68
207	1,360 sq ft	Sep 2025	\$220,000	\$162

Market Information



Inverrary Country Club (1 to 11):
\$106/sq. ft.
Tamarac:
\$146/sq. ft.

Tamarac:
\$146/sq. ft.
Broward:
\$311/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)	88 days
Tamarac	88 days
Broward	88 days