

Unit 6301 N Falls Circle Dr # 301 - Inverrary Country Club (1 to 11)

6301 N Falls Circle Dr # 301 - 6100 S Falls Circle Dr, Tamarac, FL, Broward 33319

Unit Information

MLS Number: A11862706
 Status: Active
 Size: 1,300 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: 1 Space, Additional Spaces Available, Assigned Parking, Guest Parking
 View:
 List Price: \$210,000
 List PPSF: \$162
 Valuated Price: \$138,000
 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

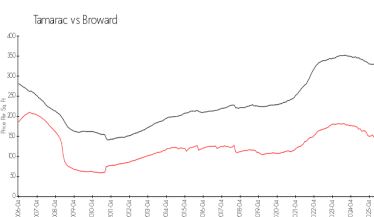
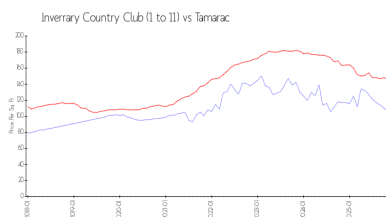
Inverrary Association
 c/o Campbell Property Management
 8010 North University Drive
 Tamarac, FL 33321
 Phone: 954-739-1600

<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