

# Unit 6301 N Falls Circle Dr # 309 - Inverrary Country Club (1 to 11)

6301 N Falls Circle Dr # 309 - 6100 S Falls Circle Dr, Tamarac, FL, Broward 33319

## Unit Information

MLS Number:	F10492943
Status:	Active
Size:	870 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	
List Price:	\$115,000
List PPSF:	\$132
Valuated Price:	\$92,000
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:	42
Building inventory for sale:	7%
Number of sales over the last 12 months:	17
Number of sales over the last 6 months:	8
Number of sales over the last 3 months:	4

## Building Association Information

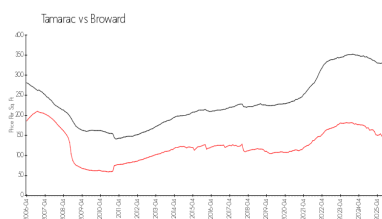
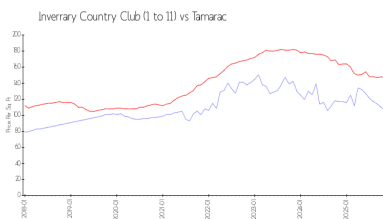
Inverrary Association  
c/o Campbell Property Management  
8010 North University Drive  
Tamarac, FL 33321  
Phone: 954-739-1600

<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.

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\$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	87 days