

# Unit 6201 N Falls Circle Dr # 109 - Inverrary Country Club (1 to 11)

6201 N Falls Circle Dr # 109 - 6100 S Falls Circle Dr, Tamarac, FL, Broward 33319

## Unit Information

MLS Number: F10506404  
 Status: Active  
 Size: 870 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space,Guest Parking  
 View:  
 List Price: \$79,900  
 List PPSF: \$92  
 Valuated Price: \$90,000  
 Valuated PPSF: \$103

*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

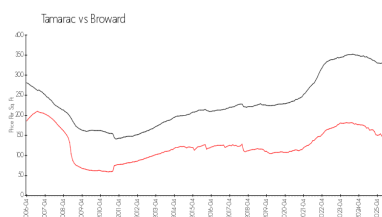
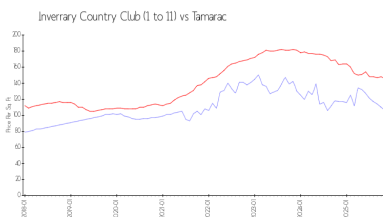
Inverrary Association  
 c/o Campbell Property Management  
 8010 North University Drive  
 Tamarac, FL 33321  
 Phone: 954-739-1600

<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 |