

Unit 8025 Colony Cir S # 105 - Versailles Gardens

8025 Colony Cir S # 105 - 7825-8060 Fairview Dr, Tamarac, FL, Broward 33321

Unit Information

MLS Number:	F10434100
Status:	Pending
Size:	949 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space
View:	Canal
List Price:	\$185,000
List PPSF:	\$195
Valuated Price:	\$189,000
Valuated PPSF:	\$199

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:	10
Building inventory for sale:	1%
Number of sales over the last 12 months:	24
Number of sales over the last 6 months:	15
Number of sales over the last 3 months:	9

Building Association Information

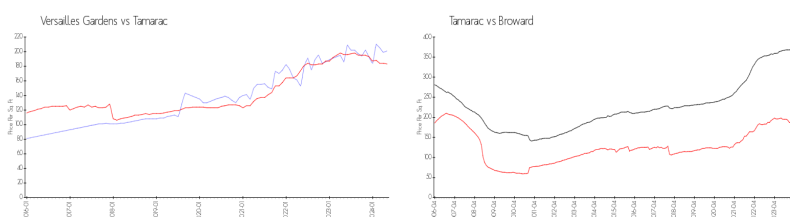
Versailles Gardens Condo Associates
Address: 8040 Fairview Dr,
Tamarac, FL 33321
Phone: +1 (954) 726-9610
Versailles Gardens
Condominium Association
Address: 8040 Fairview Dr
Tamarac, FL 33321
Phone: +1 (954) 721-0200

<http://www.versaillesgardens.org/versaillesgardens/>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
102	949 sq ft	May 2024	\$190,000	\$200
106	949 sq ft	May 2024	\$190,000	\$200
304	750 sq ft	May 2024	\$155,000	\$207
206	949 sq ft	May 2024	\$190,000	\$200
209	949 sq ft	May 2024	\$180,000	\$190
106	949 sq ft	May 2024	\$195,000	\$205

Market Information



Versailles Gardens:	\$201/sq. ft.	Tamarac:	\$183/sq. ft.
Tamarac:	\$183/sq. ft.	Broward:	\$350/sq. ft.

Inventory for Sale

Versailles Gardens	2%
Tamarac	3%
Broward	3%

Avg. Time to Close Over Last 12 Months

Versailles Gardens	43 days
Tamarac	57 days
Broward	68 days