

Unit 7910 Colony Cir N # 306 - Versailles Gardens

7910 Colony Cir N # 306 - 7825-8060 Fairview Dr, Tamarac, FL, Broward 33321

Unit Information

| | |
|-----------------|------------------|
| MLS Number: | F10432952 |
| Status: | Active |
| Size: | 949 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | 0 |
| Parking Spaces: | Assigned Parking |
| View: | Canal |
| List Price: | \$188,000 |
| List PPSF: | \$198 |
| Valuated Price: | \$191,000 |
| Valuated PPSF: | \$201 |

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: | 9 |
| Building inventory for sale: | 1% |
| Number of sales over the last 12 months: | 21 |
| Number of sales over the last 6 months: | 11 |
| Number of sales over the last 3 months: | 6 |

Building Association Information

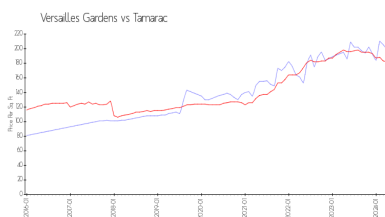
Versailles Gardens Condo Associates
 Address: 8040 Fairview Dr,
 Tamarac, FL 33321
 Phone: +1 (954) 726-9610
 Versailles Gardens
 Condominium Association
 Address: 8040 Fairview Dr
 Tamarac, FL 33321
 Phone: +1 (954) 721-0200

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

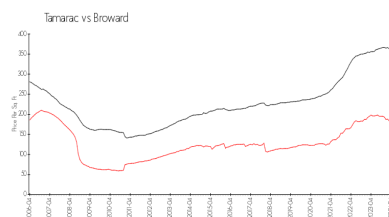
Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-----------|--------------|------------|-------|
| 209 | 949 sq ft | May 2024 | \$180,000 | \$190 |
| 106 | 949 sq ft | May 2024 | \$195,000 | \$205 |
| 104 | 750 sq ft | Apr 2024 | \$156,000 | \$208 |
| 305 | 949 sq ft | Apr 2024 | \$180,000 | \$190 |
| 108 | 750 sq ft | Apr 2024 | \$148,000 | \$197 |

Market Information



Versailles Gardens: \$199/sq. ft.



Tamarac: \$182/sq. ft.



Tamarac: \$182/sq. ft. Broward: \$351/sq. ft.

Inventory for Sale

| | |
|--------------------|----|
| Versailles Gardens | 2% |
| Tamarac | 3% |
| Broward | 4% |

Avg. Time to Close Over Last 12 Months

| | |
|--------------------|---------|
| Versailles Gardens | 44 days |
| Tamarac | 56 days |
| Broward | 67 days |