

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:	\$187,000
Valuated PPSF:	\$197

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

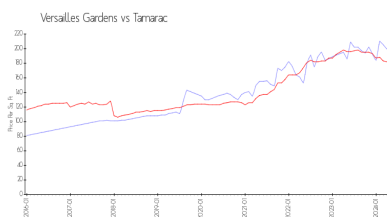
Versailles Gardens Condo Associates
 Address: 8040 Fairview Dr,
 Tamarac, FL 33321
 Phone: +1 (954) 726-9610
 Versailles Gardens
 Condominium Association
 Address: 8040 Fairview Dr
 Tamarac, FL 33321
 Phone: +1 (954) 721-0200

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

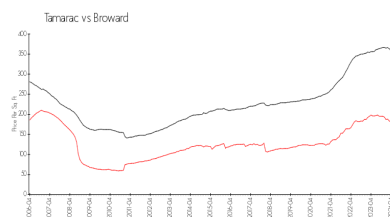
Recent Sales

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