

Unit 8000 Colony Cir S # 104 - Versailles Gardens

8000 Colony Cir S # 104 - 7825-8060 Fairview Dr, Tamarac, FL, Broward 33321

Unit Information

MLS Number:	F10432718
Status:	Active
Size:	750 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	Assigned Parking
View:	Other View
List Price:	\$155,000
List PPSF:	\$207
Valuated Price:	\$148,000
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:	25
Number of sales over the last 6 months:	15
Number of sales over the last 3 months:	10

Building Association Information

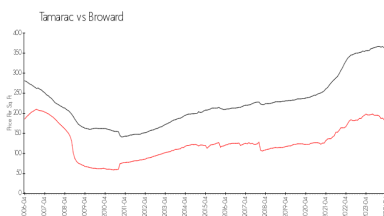
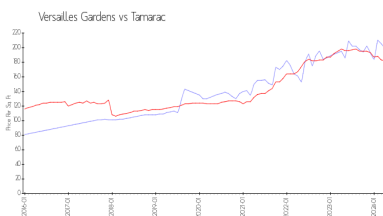
Versailles Gardens Condo Associates
 Address: 8040 Fairview Dr,
 Tamarac, FL 33321
 Phone: +1 (954) 726-9610
 Versailles Gardens
 Condominium Association
 Address: 8040 Fairview Dr
 Tamarac, FL 33321
 Phone: +1 (954) 721-0200

<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:	\$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	42 days
Tamarac	56 days
Broward	67 days