

# Unit 8001 Fairview Dr # 108 - Versailles Gardens

8001 Fairview Dr # 108 - 7825-8060 Fairview Dr, Tamarac, FL, Broward 33321

## Unit Information

MLS Number: F10436670  
 Status: Pending  
 Size: 750 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space,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

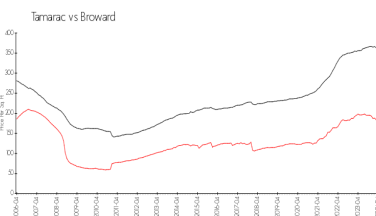
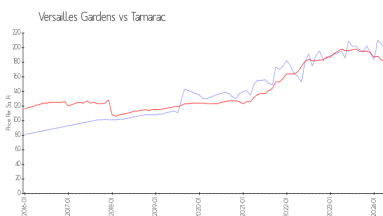
Versailles Gardens Condo Associates  
 Address: 8040 Fairview Dr,  
 Tamarac, FL 33321  
 Phone: +1 (954) 726-9610  
 Versailles Gardens  
 Condominium Association  
 Address: 8040 Fairview Dr  
 Tamarac, FL 33321  
 Phone: +1 (954) 721-0200

<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