

Unit 7925 Colony Cir S # 207 - Versailles Gardens

7925 Colony Cir S # 207 - 7825-8060 Fairview Dr, Tamarac, FL, Broward 33321

Unit Information

MLS Number:	A10839714
Status:	Active
Size:	750 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space
View:	
List Price:	\$190,000
List PPSF:	\$253
Valuated Price:	\$124,000
Valuated PPSF:	\$165

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:	12
Building inventory for sale:	2%
Number of sales over the last 12 months:	21
Number of sales over the last 6 months:	9
Number of sales over the last 3 months:	6

Building Association Information

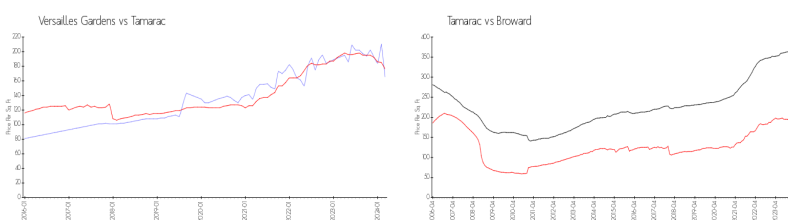
Versailles Gardens Condo Associates
 Address: 8040 Fairview Dr,
 Tamarac, FL 33321
 Phone: +1 (954) 726-9610
 Versailles Gardens
 Condominium Association
 Address: 8040 Fairview Dr
 Tamarac, FL 33321
 Phone: +1 (954) 721-0200

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
108	750 sq ft	Apr 2024	\$148,000	\$197
104	750 sq ft	Feb 2024	\$163,500	\$218
201	949 sq ft	Feb 2024	\$190,000	\$200
107	750 sq ft	Jan 2024	\$185,000	\$247
208	750 sq ft	Jan 2024	\$170,000	\$227
206	949 sq ft	Jan 2024	\$180,000	\$190

Market Information



Versailles Gardens:	\$165/sq. ft.	Tamarac:	\$176/sq. ft.
Tamarac:	\$176/sq. ft.	Broward:	\$351/sq. ft.

Inventory for Sale

Versailles Gardens	2%
Tamarac	3%
Broward	3%

Avg. Time to Close Over Last 12 Months

Versailles Gardens	39 days
Tamarac	52 days
Broward	65 days