

# Unit 8020 Colony Cir N # 303 - Versailles Gardens

8020 Colony Cir N # 303 - 7825-8060 Fairview Dr, Tamarac, FL, Broward 33321

## Unit Information

MLS Number:	A11583827
Status:	Active
Size:	750 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	Assigned Parking,Guest Parking
View:	
List Price:	\$174,999
List PPSF:	\$233
Valuated Price:	\$152,000
Valuated PPSF:	\$203

*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:	27
Number of sales over the last 6 months:	20
Number of sales over the last 3 months:	14

## 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

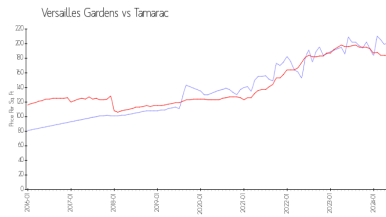
<http://www.versaillesgardens.org/versaillesgardens/>

## Recent Sales

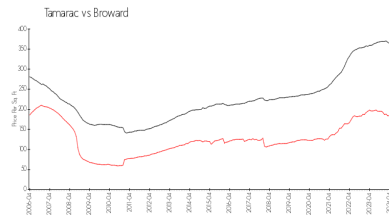
Unit #	Size	Closing Date	Sale Price	PPSF
104	750 sq ft	Jun 2024	\$151,000	\$201
207	750 sq ft	Jun 2024	\$149,000	\$199
108	750 sq ft	Jun 2024	\$155,000	\$207
205	949 sq ft	May 2024	\$160,000	\$169
203	750 sq ft	May 2024	\$145,000	\$193
106	949 sq ft	May 2024	\$190,000	\$200
102	949 sq ft	May 2024	\$190,000	\$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: \$201/sq. ft.  
Tamarac: \$183/sq. ft.



Tamarac: \$183/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	59 days
Broward	69 days