

Unit 7801 Colony Cir S # 101 - Versailles Gardens

7801 Colony Cir S # 101 - 7825-8060 Fairview Dr, Tamarac, FL, Broward 33321

Unit Information

MLS Number: A11623364
Status: Active Under Contract
Size: 949 Sq ft.
Bedrooms: 2
Full Bathrooms: 2
Half Bathrooms: 2
Parking Spaces: 1 Space
View:
List Price: \$184,900
List PPSF: \$195
Valuated Price: \$190,000
Valuated PPSF: \$200

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: 8
Building inventory for sale: 1%
Number of sales over the last 12 months: 30
Number of sales over the last 6 months: 19
Number of sales over the last 3 months: 7

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

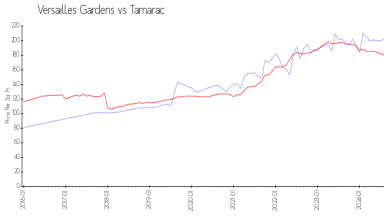
<http://www.versaillesgardens.org/versaillesgardens/>

Recent Sales

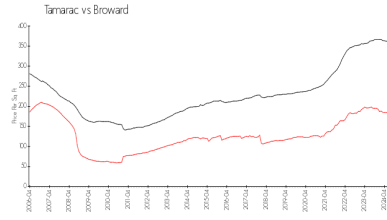
| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-----------|--------------|------------|-------|
| 109 | 949 sq ft | Aug 2024 | \$186,000 | \$196 |
| 208 | 750 sq ft | Aug 2024 | \$155,000 | \$207 |
| 104 | 750 sq ft | Jul 2024 | \$156,000 | \$208 |
| 202 | 949 sq ft | Jun 2024 | \$182,000 | \$192 |
| 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 |

Market Information





Versailles Gardens: \$202/sq. ft.
 Tamarac: \$180/sq. ft.



Tamarac: \$180/sq. ft.
 Broward: \$346/sq. ft.

Inventory for Sale

Versailles Gardens 1%
 Tamarac 3%
 Broward 4%

Avg. Time to Close Over Last 12 Months

Versailles Gardens 46 days
 Tamarac 64 days
 Broward 72 days