

Unit 7911 Colony Cir N # 202 - Versailles Gardens

7911 Colony Cir N # 202 - 7825-8060 Fairview Dr, Tamarac, FL, Broward 33321

Unit Information

MLS Number: A11663455
 Status: Active
 Size: 949 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space,Assigned Parking,Guest Parking
 View:
 List Price: \$179,000
 List PPSF: \$189
 Valuated Price: \$172,000
 Valuated PPSF: \$181

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: 15
 Number of sales over the last 3 months: 3

Building Association Information

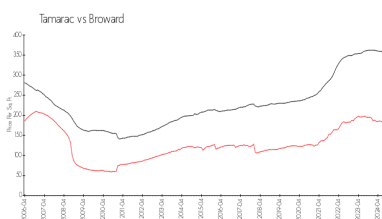
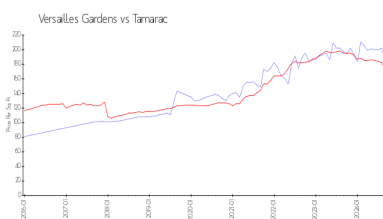
Versailles Gardens Condo Associates
 Address: 8040 Fairview Dr,
 Tamarac, FL 33321
 Phone: +1 (954) 726-9610
 Versailles Gardens
 Condominium Association
 Address: 8040 Fairview Dr
 Tamarac, FL 33321
 Phone: +1 (954) 721-0200

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
203	750 sq ft	Oct 2024	\$156,000	\$208
101	949 sq ft	Sep 2024	\$170,000	\$179
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

Market Information



Versailles Gardens: \$180/sq. ft.
 Tamarac: \$173/sq. ft.

Tamarac: \$173/sq. ft.
 Broward: \$339/sq. ft.



Inventory for Sale

Versailles Gardens	2%
Tamarac	4%
Broward	4%

Avg. Time to Close Over Last 12 Months

Versailles Gardens	45 days
Tamarac	72 days
Broward	74 days