

Unit 8051 Colony Cir S # 203 - Versailles Gardens

8051 Colony Cir S # 203 - 7825-8060 Fairview Dr, Tamarac, FL, Broward 33321

Unit Information

MLS Number: A11677576
 Status: Active
 Size: 750 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms: 1
 Parking Spaces: 1 Space
 View:
 List Price: \$109,900
 List PPSF: \$147
 Valuated Price: \$126,000
 Valuated PPSF: \$168

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: 11
 Building inventory for sale: 1%
 Number of sales over the last 12 months: 24
 Number of sales over the last 6 months: 5
 Number of sales over the last 3 months: 1

Building Association Information

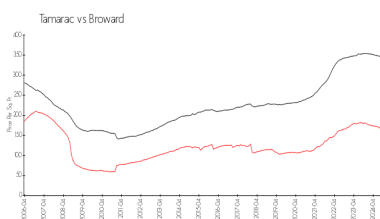
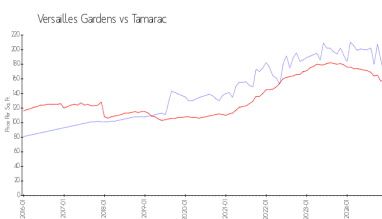
Versailles Gardens Condo Associates
 Address: 8040 Fairview Dr,
 Tamarac, FL 33321
 Phone: +1 (954) 726-9610
 Versailles Gardens
 Condominium Association
 Address: 8040 Fairview Dr
 Tamarac, FL 33321
 Phone: +1 (954) 721-0200

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
109	949 sq ft	Jan 2025	\$188,000	\$198
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

Market Information



Versailles Gardens: \$168/sq. ft.
 Tamarac: \$157/sq. ft.

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 Broward: \$334/sq. ft.



Inventory for Sale

Versailles Gardens	2%
Tamarac	4%
Broward	5%

Avg. Time to Close Over Last 12 Months

Versailles Gardens	47 days
Tamarac	73 days
Broward	78 days