

Unit A312 - Fairways of Tamarac I&II

A312 - 8105 NW 61 St, Tamarac, FL, Broward 33321

Unit Information

MLS Number:	A11895243
Status:	Active
Size:	1,100 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space
View:	
List Price:	\$199,900
List PPSF:	\$182
Valuated Price:	\$117,000
Valuated PPSF:	\$106

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:	174
Number of active listings for rent:	0
Number of active listings for sale:	14
Building inventory for sale:	8%
Number of sales over the last 12 months:	3
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	1

Building Association Information

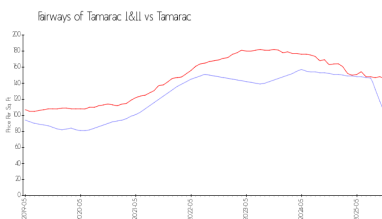
Fairways of Tamarac Condominium Association 8105 NW 61 St
Tamarac FL33321

<https://www.fairwaysoftamarac.com/p/Contact-Us>

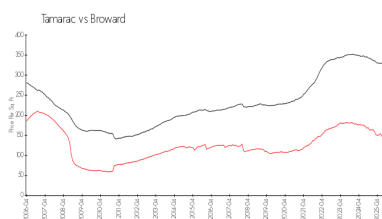
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
B103	1,100 sq ft	Nov 2025	\$115,000	\$105
C307	784 sq ft	Aug 2025	\$115,000	\$147
D303	1,100 sq ft	Jan 2025	\$22,600	\$21

Market Information



Fairways of Tamarac \$103/sq. ft.
I&II:
Tamarac: \$146/sq. ft.



Tamarac: \$146/sq. ft.
Broward: \$311/sq. ft.

Inventory for Sale

Fairways of Tamarac I&II	8%
Tamarac	3%
Broward	4%

Avg. Time to Close Over Last 12 Months

Fairways of Tamarac I&II	98 days
Tamarac	88 days



Broward

88 days