

Unit 8040 Colony Cir N # 101 - Versailles Gardens

8040 Colony Cir N # 101 - 7825-8060 Fairview Dr, Tamarac, FL, Broward 33321

Unit Information

MLS Number:	A11948519
Status:	Active
Size:	949 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking
View:	
List Price:	\$180,000
List PPSF:	\$190
Valuated Price:	\$161,000
Valuated PPSF:	\$170

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:	15
Building inventory for sale:	2%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	1

Building Association Information

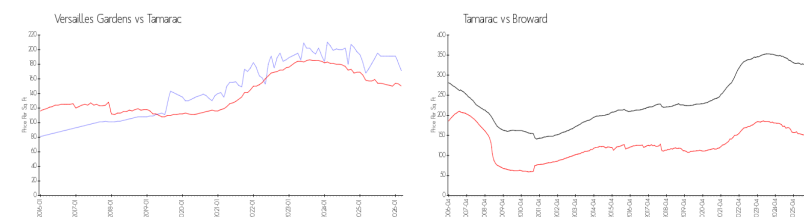
Versailles Gardens Condo Associates
 Address: 8040 Fairview Dr,
 Tamarac, FL 33321
 Phone: +1 (954) 726-9610
 Versailles Gardens
 Condominium Association
 Address: 8040 Fairview Dr
 Tamarac, FL 33321
 Phone: +1 (954) 721-0200

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
109	949 sq ft	Jan 2026	\$180,000	\$190
109	949 sq ft	Dec 2025	\$180,000	\$190
209	949 sq ft	Sep 2025	\$130,000	\$137
209	949 sq ft	Aug 2025	\$130,000	\$137
104	949 sq ft	Jul 2025	\$145,000	\$153

Market Information



Versailles Gardens:	\$171/sq. ft.	Tamarac:	\$150/sq. ft.
Tamarac:	\$150/sq. ft.	Broward:	\$306/sq. ft.



Inventory for Sale

Versailles Gardens	3%
Tamarac	5%
Broward	6%

Avg. Time to Close Over Last 12 Months

Versailles Gardens	58 days
Tamarac	92 days
Broward	89 days