

Unit 7925 Colony Cir S # 202 - Versailles Gardens

7925 Colony Cir S # 202 - 7825-8060 Fairview Dr, Tamarac, FL, Broward 33321

Unit Information

MLS Number:	F10107193
Status:	Active
Size:	949 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned Parking, Guest Parking
View:	Lake
List Price:	\$126,900
List PPSF:	\$134
Valuated Price:	\$155,000
Valuated PPSF:	\$163

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:	12
Building inventory for sale:	2%
Number of sales over the last 12 months:	22
Number of sales over the last 6 months:	11
Number of sales over the last 3 months:	5

Building Association Information

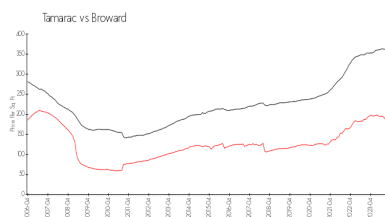
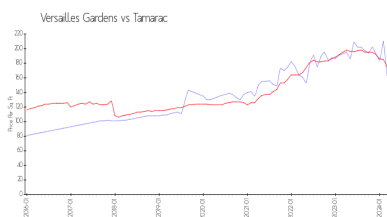
Versailles Gardens Condo Associates
 Address: 8040 Fairview Dr,
 Tamarac, FL 33321
 Phone: +1 (954) 726-9610
 Versailles Gardens
 Condominium Association
 Address: 8040 Fairview Dr
 Tamarac, FL 33321
 Phone: +1 (954) 721-0200

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
104	750 sq ft	Apr 2024	\$156,000	\$208
305	949 sq ft	Apr 2024	\$180,000	\$190
108	750 sq ft	Apr 2024	\$148,000	\$197
104	750 sq ft	Feb 2024	\$163,500	\$218
201	949 sq ft	Feb 2024	\$190,000	\$200

Market Information



Versailles Gardens: \$163/sq. ft.

Tamarac: \$175/sq. ft.



Tamarac: \$175/sq. ft. Broward: \$349/sq. ft.

Inventory for Sale

Versailles Gardens	2%
Tamarac	3%
Broward	3%

Avg. Time to Close Over Last 12 Months

Versailles Gardens	45 days
Tamarac	55 days
Broward	66 days