

Unit 7960 Colony Cir N # 104 - Versailles Gardens

7960 Colony Cir N # 104 - 7825-8060 Fairview Dr, Tamarac, FL, Broward 33321

Unit Information

MLS Number:	F10440517
Status:	Pending
Size:	750 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space,Guest Parking
View:	Lake,Water View
List Price:	\$155,000
List PPSF:	\$207
Valuated Price:	\$155,000
Valuated PPSF:	\$207

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:	10
Building inventory for sale:	1%
Number of sales over the last 12 months:	31
Number of sales over the last 6 months:	20
Number of sales over the last 3 months:	5

Building Association Information

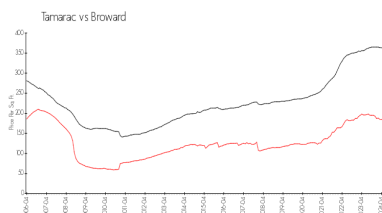
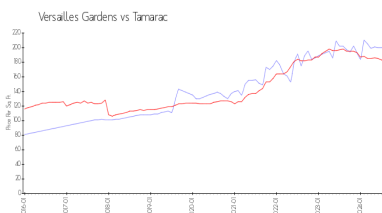
Versailles Gardens Condo Associates
 Address: 8040 Fairview Dr,
 Tamarac, FL 33321
 Phone: +1 (954) 726-9610
 Versailles Gardens
 Condominium Association
 Address: 8040 Fairview Dr
 Tamarac, FL 33321
 Phone: +1 (954) 721-0200

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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
202	949 sq ft	Jun 2024	\$182,000	\$192
104	750 sq ft	Jun 2024	\$151,000	\$201
207	750 sq ft	Jun 2024	\$149,000	\$199
108	750 sq ft	Jun 2024	\$155,000	\$207

Market Information



Versailles Gardens:	\$208/sq. ft.	Tamarac:	\$181/sq. ft.
Tamarac:	\$181/sq. ft.	Broward:	\$351/sq. ft.

Inventory for Sale

Versailles Gardens	2%
Tamarac	3%
Broward	4%

Avg. Time to Close Over Last 12 Months

Versailles Gardens	48 days
Tamarac	66 days
Broward	72 days