

# 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: Active  
 Size: 750 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space, Guest Parking  
 View: Lake, Water View  
 List Price: \$165,000  
 List PPSF: \$220  
 Valuated Price: \$149,000  
 Valuated PPSF: \$199

*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: 9  
 Building inventory for sale: 1%  
 Number of sales over the last 12 months: 26  
 Number of sales over the last 6 months: 19  
 Number of sales over the last 3 months: 13

## 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

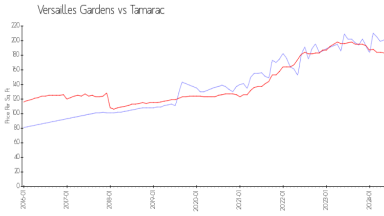
<http://www.versaillesgardens.org/versaillesgardens/>

## Recent Sales

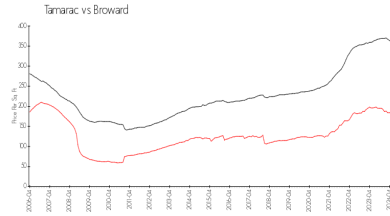
Unit #	Size	Closing Date	Sale Price	PPSF
207	750 sq ft	Jun 2024	\$149,000	\$199
108	750 sq ft	Jun 2024	\$155,000	\$207
205	949 sq ft	May 2024	\$160,000	\$169
203	750 sq ft	May 2024	\$145,000	\$193
102	949 sq ft	May 2024	\$190,000	\$200
106	949 sq ft	May 2024	\$190,000	\$200
304	750 sq ft	May 2024	\$155,000	\$207
206	949 sq ft	May 2024	\$190,000	\$200
209	949 sq ft	May 2024	\$180,000	\$190
106	949 sq ft	May 2024	\$195,000	\$205

## Market Information





Versailles Gardens: \$201/sq. ft.  
 Tamarac: \$183/sq. ft.



Tamarac: \$183/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 42 days  
 Tamarac 58 days  
 Broward 69 days