

# Unit 7820 Colony Cir S # 109 - Versailles Gardens

7820 Colony Cir S # 109 - 7825-8060 Fairview Dr, Tamarac, FL, Broward 33321

## Unit Information

MLS Number: RX-10942513  
 Status: Active  
 Size: 949 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Assigned  
 View: Garden, Golf  
 List Price: \$188,000  
 List PPSF: \$198  
 Valuated Price: \$158,000  
 Valuated PPSF: \$166

*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: 24  
 Number of sales over the last 6 months: 5  
 Number of sales over the last 3 months: 1

## Building Association Information

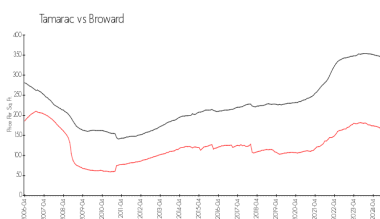
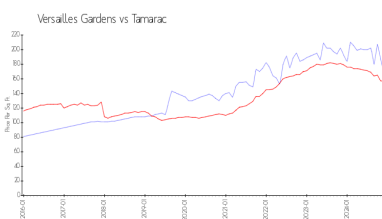
Versailles Gardens Condo Associates  
 Address: 8040 Fairview Dr,  
 Tamarac, FL 33321  
 Phone: +1 (954) 726-9610  
 Versailles Gardens  
 Condominium Association  
 Address: 8040 Fairview Dr  
 Tamarac, FL 33321  
 Phone: +1 (954) 721-0200

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
109	949 sq ft	Jan 2025	\$188,000	\$198
203	750 sq ft	Oct 2024	\$156,000	\$208
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

## Market Information



Versailles Gardens: \$168/sq. ft.  
 Tamarac: \$157/sq. ft.

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 Broward: \$334/sq. ft.



### **Inventory for Sale**

Versailles Gardens	2%
Tamarac	4%
Broward	5%

### **Avg. Time to Close Over Last 12 Months**

Versailles Gardens	47 days
Tamarac	74 days
Broward	78 days