

# Unit 8010 Colony Cir N # 109 - Versailles Gardens

8010 Colony Cir N # 109 - 7825-8060 Fairview Dr, Tamarac, FL, Broward 33321

## Unit Information

MLS Number: RX-10976649  
 Status: Active  
 Size: 949 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Assigned, Vehicle Restrictions  
 View:  
 List Price: \$199,500  
 List PPSF: \$210  
 Valuated Price: \$187,000  
 Valuated PPSF: \$197

*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: 10  
 Number of sales over the last 3 months: 5

## Building Association Information

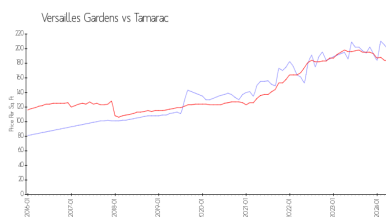
Versailles Gardens Condo Associates  
 Address: 8040 Fairview Dr,  
 Tamarac, FL 33321  
 Phone: +1 (954) 726-9610  
 Versailles Gardens  
 Condominium Association  
 Address: 8040 Fairview Dr  
 Tamarac, FL 33321  
 Phone: +1 (954) 721-0200

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

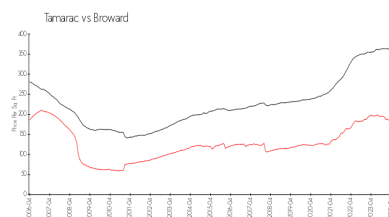
## Recent Sales

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: \$199/sq. ft.



Tamarac: \$183/sq. ft.



Tamarac: \$183/sq. ft. Broward: \$348/sq. ft.

### **Inventory for Sale**

Versailles Gardens	2%
Tamarac	3%
Broward	3%

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

Versailles Gardens	44 days
Tamarac	55 days
Broward	67 days