

# Unit 4960 E Sabal Palm Blvd # 201 - Lakes of Carriage Hills 1 to 12

4960 E Sabal Palm Blvd # 201 - 6080 N Sabal Palm Blvd, Tamarac, FL, Broward 33319

## Unit Information

MLS Number:	A11600311
Status:	Active
Size:	1,270 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	2 Or More Spaces
View:	
List Price:	\$248,000
List PPSF:	\$195
Valuated Price:	\$160,000
Valuated PPSF:	\$126

*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:	520
Number of active listings for rent:	0
Number of active listings for sale:	20
Building inventory for sale:	3%
Number of sales over the last 12 months:	23
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	2

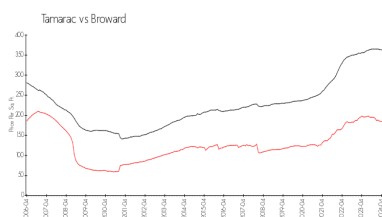
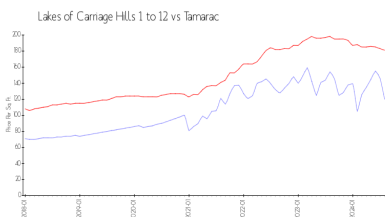
## Building Association Information

Lakes of Carriage Hills  
Address: 4985 E Sabal Palm Blvd,  
Tamarac, FL 33319  
Phone: +1 954-968-2340

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
210	1,270 sq ft	Aug 2024	\$169,900	\$134
303	1,270 sq ft	Aug 2024	\$135,000	\$106
308	1,270 sq ft	Jun 2024	\$198,000	\$156
202	1,270 sq ft	Apr 2024	\$120,000	\$94
408	1,270 sq ft	Apr 2024	\$181,000	\$143
415	1,270 sq ft	Apr 2024	\$145,300	\$114
205	1,270 sq ft	Apr 2024	\$152,000	\$120

## Market Information



Lakes of Carriage Hills 1 to 12:	\$126/sq. ft.	Tamarac:	\$181/sq. ft.
Tamarac:	\$181/sq. ft.	Broward:	\$351/sq. ft.

## Inventory for Sale

Lakes of Carriage Hills 1 to 12	4%
Tamarac	3%



Broward 4%

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

Lakes of Carriage Hills 1 to 12	68 days
Tamarac	66 days
Broward	72 days