

Unit 6085 N Sabal Palm Blvd # 204 - Lakes of Carriage Hills 1 to 12

6085 N Sabal Palm Blvd # 204 - 6080 N Sabal Palm Blvd, Tamarac, FL, Broward 33319

Unit Information

MLS Number:	A11619085
Status:	Active
Size:	1,270 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	
List Price:	\$240,000
List PPSF:	\$189
Valuated Price:	\$176,000
Valuated PPSF:	\$139

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:	23
Building inventory for sale:	4%
Number of sales over the last 12 months:	19
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	2

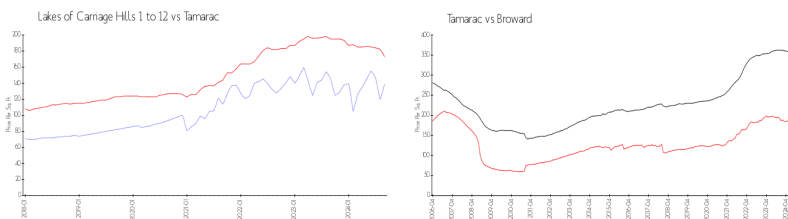
Building Association Information

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:	\$139/sq. ft.	Tamarac:	\$173/sq. ft.
Tamarac:	\$173/sq. ft.	Broward:	\$340/sq. ft.

Inventory for Sale

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



Broward	4%
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Avg. Time to Close Over Last 12 Months

Lakes of Carriage Hills 1 to 12	68 days
Tamarac	70 days
Broward	74 days