

# Unit 6090 N Sabal Palm Blvd # 204 - Lakes of Carriage Hills 1 to 12

6090 N Sabal Palm Blvd # 204 - 6080 N Sabal Palm Blvd, Tamarac, FL, Broward 33319

## Unit Information

MLS Number: A11666164  
 Status: Active  
 Size: 1,100 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Assigned Parking  
 View:  
 List Price: \$135,000  
 List PPSF: \$123  
 Valuated Price: \$152,000  
 Valuated PPSF: \$138

*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: 26  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 20  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 2

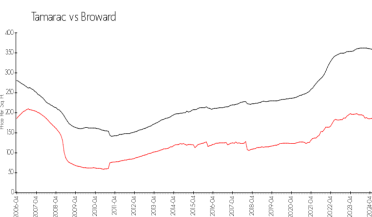
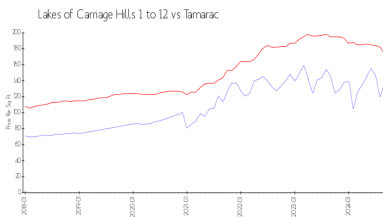
## Building Association Information

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
106	1,270 sq ft	Nov 2024	\$155,000	\$122
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:	\$339/sq. ft.

## Inventory for Sale

Lakes of Carriage Hills 1 to 12 5%



Tamarac	4%
Broward	4%

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

Lakes of Carriage Hills 1 to 12	64 days
Tamarac	71 days
Broward	74 days