

Unit 1830 Sabal Palm Dr # 406 - Sabal Palm of Island Ridge (1-11)

1830 Sabal Palm Dr # 406 - 1811 Sabal Palm Dr, Davie, FL, Broward 33324

Unit Information

MLS Number: A11905508
 Status: Active
 Size: 1,155 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Guest Parking
 View:
 List Price: \$299,000
 List PPSF: \$259
 Valuated Price: \$284,000
 Valuated PPSF: \$246

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: 304
 Number of active listings for rent: 0
 Number of active listings for sale: 7
 Building inventory for sale: 2%
 Number of sales over the last 12 months: 19
 Number of sales over the last 6 months: 10
 Number of sales over the last 3 months: 3

Building Association Information

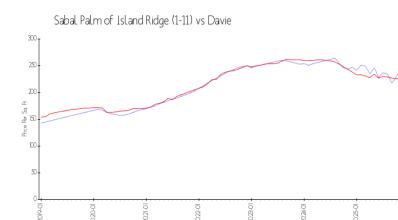
Sabal Palm Condominiums
 of Pine Island Ridge Assn Office
 1901 Pine Ridge Dr
 Fort Lauderdale, FL 33324
 +1 (954) 475-8844
 820 South State Road 7
 Plantation, FL 33317
 West Broward Community Management
 (954) 475-8844

<https://sabalpalmatpircc.com/>

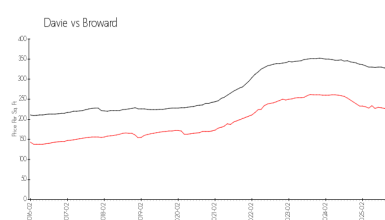
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
201	1,155 sq ft	Dec 2025	\$260,000	\$225
305	1,124 sq ft	Dec 2025	\$240,000	\$214
105	976 sq ft	Nov 2025	\$232,500	\$238
404	976 sq ft	Sep 2025	\$216,000	\$221
402	1,124 sq ft	Aug 2025	\$253,000	\$225
205	1,124 sq ft	Aug 2025	\$275,000	\$245

Market Information



Sabal Palm of Island \$242/sq. ft.



Davie: \$226/sq. ft.



Ridge (1-11):
Davie: \$226/sq. ft. Broward: \$311/sq. ft.

Inventory for Sale

Sabal Palm of Island Ridge (1-11)	2%
Davie	3%
Broward	4%

Avg. Time to Close Over Last 12 Months

Sabal Palm of Island Ridge (1-11)	71 days
Davie	74 days
Broward	88 days