

Unit 6085 N Sabal Palm Blvd # 109 - Lakes of Carriage Hills 1 to 12

6085 N Sabal Palm Blvd # 109 - 6080 N Sabal Palm Blvd, Tamarac, FL, Broward 33319

Unit Information

MLS Number: B26001846
 Status: Active
 Size: 1,270 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: Assigned, Guest
 View: Garden
 List Price: \$184,900
 List PPSF: \$146
 Valuated Price: \$127,000
 Valuated PPSF: \$100

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: 30
 Building inventory for sale: 5%
 Number of sales over the last 12 months: 21
 Number of sales over the last 6 months: 11
 Number of sales over the last 3 months: 5

Building Association Information

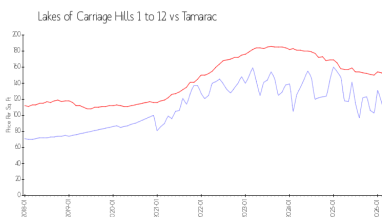
Lakes of Carriage Hills
 Address: 4985 E Sabal Palm Blvd,
 Tamarac, FL 33319
 Phone: +1 954-968-2340

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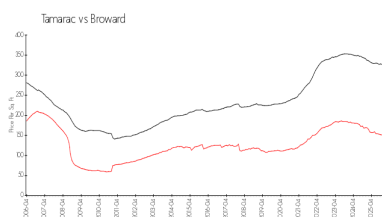
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
202	1,270 sq ft	Mar 2026	\$128,000	\$101
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205	1,270 sq ft	Jan 2026	\$140,000	\$110
104	1,270 sq ft	Jan 2026	\$135,000	\$106
414	1,270 sq ft	Jan 2026	\$159,900	\$126
104	1,270 sq ft	Jan 2026	\$135,000	\$106
414	1,270 sq ft	Jan 2026	\$159,900	\$126
308	1,000 sq ft	Jan 2026	\$183,000	\$183

Market Information



Lakes of Carriage Hills 1 to 12: \$101/sq. ft.
 Tamarac: \$150/sq. ft.



Tamarac: \$150/sq. ft.
 Broward: \$306/sq. ft.



Inventory for Sale

Lakes of Carriage Hills 1 to 12	6%
Tamarac	5%
Broward	6%

Avg. Time to Close Over Last 12 Months

Lakes of Carriage Hills 1 to 12	99 days
Tamarac	92 days
Broward	89 days