

# Unit 6085 N Sabal Palm Blvd # 308 - Lakes of Carriage Hills 1 to 12

6085 N Sabal Palm Blvd # 308 - 6080 N Sabal Palm Blvd, Tamarac, FL, Broward 33319

## Unit Information

MLS Number:	F10426526
Status:	Active
Size:	1,000 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	Garden View
List Price:	\$204,500
List PPSF:	\$205
Valuated Price:	\$136,000
Valuated PPSF:	\$136

*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:	21
Building inventory for sale:	4%
Number of sales over the last 12 months:	31
Number of sales over the last 6 months:	15
Number of sales over the last 3 months:	9

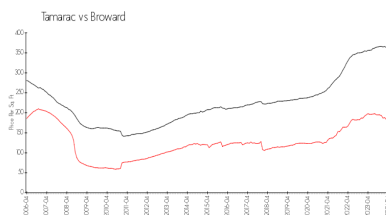
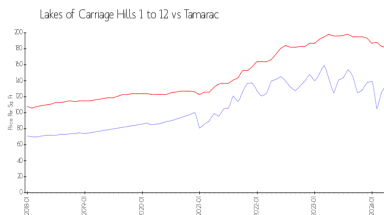
## Building Association Information

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
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
305	1,270 sq ft	Mar 2024	\$185,000	\$146
311	1,000 sq ft	Mar 2024	\$132,500	\$133
109	1,270 sq ft	Mar 2024	\$125,000	\$98

## Market Information



Lakes of Carriage Hills 1 to 12:	\$135/sq. ft.	Tamarac:	\$182/sq. ft.
Tamarac:	\$182/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	52 days
Tamarac	56 days
Broward	67 days