

Unit 4970 E Sabal Palm Blvd # 108 - Lakes of Carriage Hills 1 to 12

4970 E Sabal Palm Blvd # 108 - 6080 N Sabal Palm Blvd, Tamarac, FL, Broward 33319

Unit Information

| | |
|-----------------|------------------------|
| MLS Number: | F10441680 |
| Status: | Active |
| Size: | 1,270 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | 0 |
| Parking Spaces: | 1 Space, Guest Parking |
| View: | Water View |
| List Price: | \$189,900 |
| List PPSF: | \$150 |
| Valuated Price: | \$158,000 |
| Valuated PPSF: | \$124 |

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

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|--|-----|
| Number of units: | 520 |
| Number of active listings for rent: | 0 |
| Number of active listings for sale: | 20 |
| Building inventory for sale: | 3% |
| Number of sales over the last 12 months: | 23 |
| Number of sales over the last 6 months: | 7 |
| Number of sales over the last 3 months: | 2 |

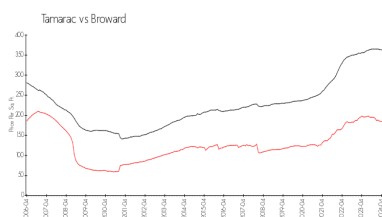
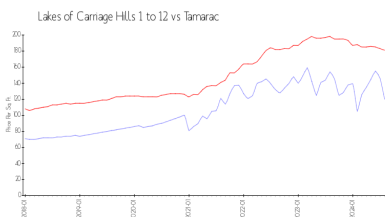
Building Association Information

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 |

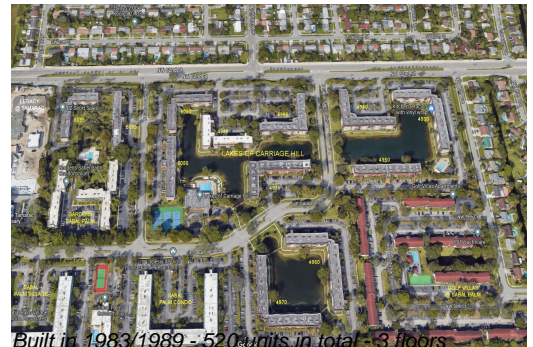
Market Information



| | | | |
|----------------------------------|---------------|----------|---------------|
| Lakes of Carriage Hills 1 to 12: | \$126/sq. ft. | Tamarac: | \$181/sq. ft. |
| Tamarac: | \$181/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 | 68 days |
| Tamarac | 66 days |
| Broward | 72 days |