

# Unit 6090 N Sabal Palm Blvd # 311 - Lakes of Carriage Hills 1 to 12

6090 N Sabal Palm Blvd # 311 - 6080 N Sabal Palm Blvd, Tamarac, FL, Broward 33319

## Unit Information

MLS Number: F10458548  
 Status: Active  
 Size: 1,010 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Assigned Parking, Guest Parking  
 View: Lake  
 List Price: \$210,000  
 List PPSF: \$208  
 Valuated Price: \$147,000  
 Valuated PPSF: \$147

*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: 34  
 Building inventory for sale: 6%  
 Number of sales over the last 12 months: 16  
 Number of sales over the last 6 months: 5  
 Number of sales over the last 3 months: 3

## Building Association Information

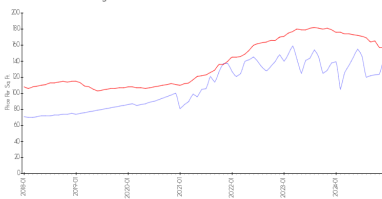
Lakes of Carriage Hills  
 Address: 4985 E Sabal Palm Blvd,  
 Tamarac, FL 33319  
 Phone: +1 954-968-2340

## Recent Sales

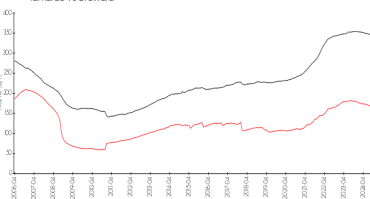
Unit #	Size	Closing Date	Sale Price	PPSF
209	1,270 sq ft	Jan 2025	\$147,500	\$116
105	1,270 sq ft	Dec 2024	\$180,000	\$142
106	1,270 sq ft	Nov 2024	\$155,000	\$122
210	1,270 sq ft	Aug 2024	\$169,900	\$134
303	1,270 sq ft	Aug 2024	\$135,000	\$106

## Market Information

Lakes of Carriage Hills 1 to 12 vs Tamarac



Tamarac vs Broward



Lakes of Carriage Hills 1 to 12:	\$146/sq. ft.	Tamarac:	\$157/sq. ft.
Tamarac:	\$157/sq. ft.	Broward:	\$334/sq. ft.

## Inventory for Sale

Lakes of Carriage Hills 1 to 12: 7%  
 Tamarac: 4%  
 Broward: 5%



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

Lakes of Carriage Hills 1 to 12	60 days
Tamarac	74 days
Broward	78 days