

Unit 4970 E Sabal Palm Blvd # 412 - Lakes of Carriage Hills 1 to 12

4970 E Sabal Palm Blvd # 412 - 6080 N Sabal Palm Blvd, Tamarac, FL, Broward 33319

Unit Information

MLS Number: F10464651
 Status: Active
 Size: 1,350 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: 2 Or More Spaces
 View: Lake
 List Price: \$225,000
 List PPSF: \$167
 Valuated Price: \$200,000
 Valuated PPSF: \$148

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: 33
 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

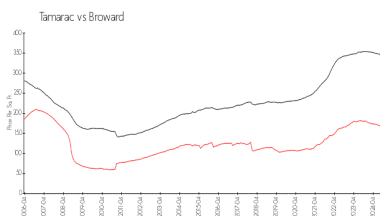
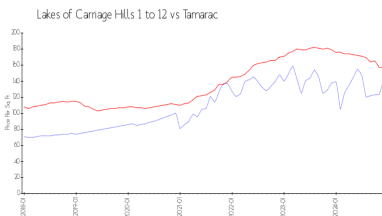
Building Association Information

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:	\$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: 6%
 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