

Unit 6085 N Sabal Palm Blvd # 108 - Lakes of Carriage Hills 1 to 12

6085 N Sabal Palm Blvd # 108 - 6080 N Sabal Palm Blvd, Tamarac, FL, Broward 33319

Unit Information

MLS Number: F10469048
 Status: Active
 Size: 1,000 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: 1 Space, Guest Parking
 View: Garden View
 List Price: \$195,000
 List PPSF: \$195
 Valuated Price: \$144,000
 Valuated PPSF: \$144

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: 32
 Building inventory for sale: 6%
 Number of sales over the last 12 months: 17
 Number of sales over the last 6 months: 6
 Number of sales over the last 3 months: 4

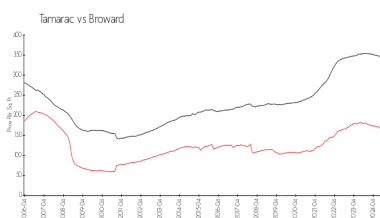
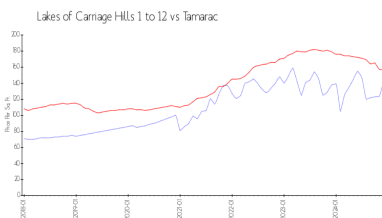
Building Association Information

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
303	1,270 sq ft	Jan 2025	\$260,000	\$205
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	57 days
Tamarac	73 days
Broward	78 days