

# Unit 6095 N Sabal Palm Blvd # 212 - Lakes of Carriage Hills 1 to 12

6095 N Sabal Palm Blvd # 212 - 6080 N Sabal Palm Blvd, Tamarac, FL, Broward 33319

## Unit Information

MLS Number:	A11389908
Status:	Active
Size:	1,000 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Guest Parking
View:	
List Price:	\$149,200
List PPSF:	\$149
Valuated Price:	\$123,000
Valuated PPSF:	\$123

*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:	18
Building inventory for sale:	3%
Number of sales over the last 12 months:	27
Number of sales over the last 6 months:	15
Number of sales over the last 3 months:	6

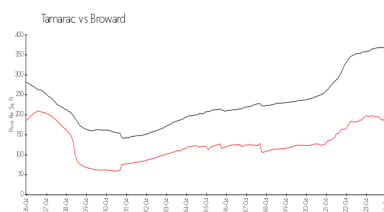
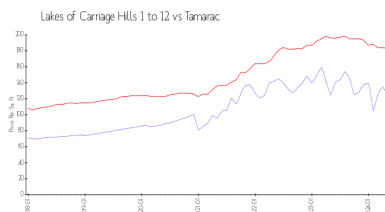
## Building Association Information

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: \$123/sq. ft.  
Tamarac: \$183/sq. ft.

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Broward: \$350/sq. ft.

## Inventory for Sale



Lakes of Carriage Hills 1 to 12	3%
Tamarac	3%
Broward	3%

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

Lakes of Carriage Hills 1 to 12	55 days
Tamarac	57 days
Broward	68 days