

Unit 4965 E Sabal Palm Blvd # 308 - Lakes of Carriage Hills 1 to 12

4965 E Sabal Palm Blvd # 308 - 6080 N Sabal Palm Blvd, Tamarac, FL, Broward 33319

Unit Information

MLS Number:	F10418913
Status:	Pending
Size:	1,270 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	Lake
List Price:	\$199,999
List PPSF:	\$157
Valuated Price:	\$173,000
Valuated PPSF:	\$136

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:	19
Building inventory for sale:	3%
Number of sales over the last 12 months:	30
Number of sales over the last 6 months:	15
Number of sales over the last 3 months:	8

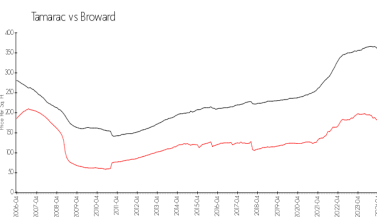
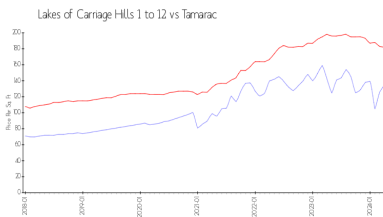
Building Association Information

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:	\$135/sq. ft.	Tamarac:	\$182/sq. ft.
Tamarac:	\$182/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	52 days
Tamarac	56 days
Broward	67 days