

# Unit 4950 E Sabal Palm Blvd # 409 - Lakes of Carriage Hills 1 to 12

4950 E Sabal Palm Blvd # 409 - 6080 N Sabal Palm Blvd, Tamarac, FL, Broward 33319

## Unit Information

MLS Number: F10419562  
 Status: Active  
 Size: 1,270 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Assigned Parking, Guest Parking  
 View: Lake  
 List Price: \$165,000  
 List PPSF: \$130  
 Valuated Price: \$174,000  
 Valuated PPSF: \$137

*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: 21  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 31  
 Number of sales over the last 6 months: 15  
 Number of sales over the last 3 months: 9

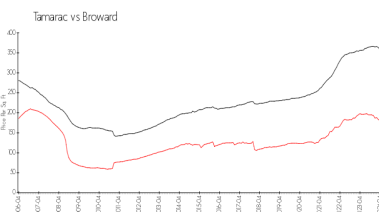
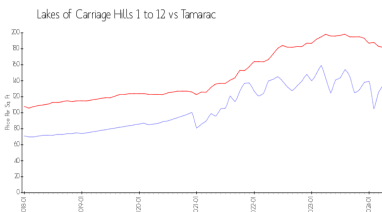
## Building Association Information

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