

Unit 7340 Lake Circle Dr # 106 - Palm Lakes (14 blocks)

7340 Lake Circle Dr # 106 - 7301 NW 1 St, Margate, FL, Broward 33063

Unit Information

MLS Number: A11611239
 Status: Active
 Size: 1,100 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space,Guest Parking
 View:
 List Price: \$199,798
 List PPSF: \$182
 Valuated Price: \$124,000
 Valuated PPSF: \$113

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: 448
 Number of active listings for rent: 0
 Number of active listings for sale: 29
 Building inventory for sale: 6%
 Number of sales over the last 12 months: 13
 Number of sales over the last 6 months: 7
 Number of sales over the last 3 months: 4

Building Association Information

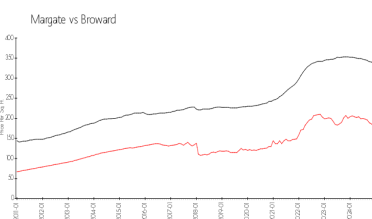
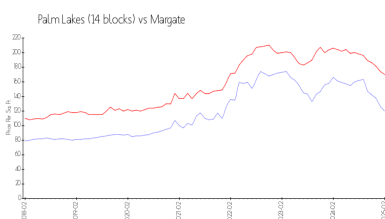
Palm Lakes Managed by
 OCEAN BREEZE COMMUNITY MANAGEMENT, LLC
 1967 10th Ave N,
 Lake Worth, FL 33461
 Office: 561-770-1052
 Fax: 561-770-1914

<https://www.palmlakecondos.com/home/>

Recent Sales

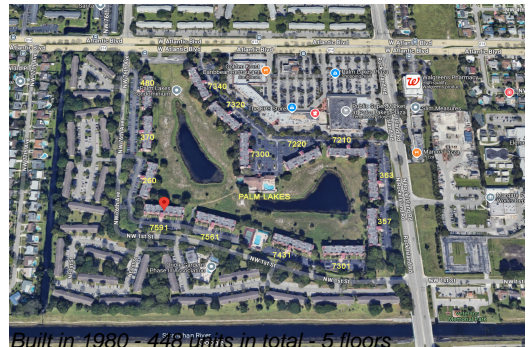
Unit #	Size	Closing Date	Sale Price	PPSF
103	1,100 sq ft	Mar 2025	\$105,000	\$95
204	960 sq ft	Feb 2025	\$73,000	\$76
302	1,100 sq ft	Feb 2025	\$128,000	\$116
204	960 sq ft	Jan 2025	\$120,000	\$125
302	1,100 sq ft	Dec 2024	\$164,000	\$149
305	1,100 sq ft	Dec 2024	\$140,000	\$127

Market Information



Palm Lakes (14 blocks):	\$115/sq. ft.	Margate:	\$165/sq. ft.
Margate:	\$165/sq. ft.	Broward:	\$324/sq. ft.

Inventory for Sale



Palm Lakes (14 blocks)	6%
Margate	4%
Broward	5%

Avg. Time to Close Over Last 12 Months

Palm Lakes (14 blocks)	79 days
Margate	75 days
Broward	83 days