

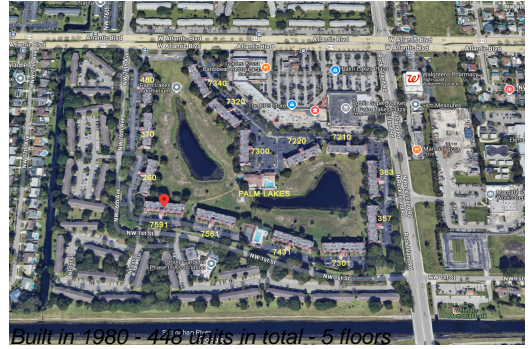
Unit 7591 NW 1st St # 304 - Palm Lakes (14 blocks)

7591 NW 1st St # 304 - 7301 NW 1 St, Margate, FL, Broward 33063

Unit Information

MLS Number: A11652647
 Status: Active
 Size: 960 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space,Assigned Parking,Guest Parking
 View:
 List Price: \$135,000
 List PPSF: \$141
 Valuated Price: \$134,000
 Valuated PPSF: \$140

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: 24
 Building inventory for sale: 5%
 Number of sales over the last 12 months: 19
 Number of sales over the last 6 months: 6
 Number of sales over the last 3 months: 2

Building Association Information

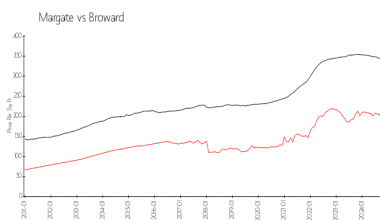
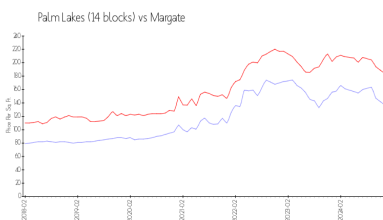
Palm Lakes Managed by
 OCEAN BREEZE COMMUNITY MANAGEMENT, LLC
 1967 10th Ave N,
 Lake Worth, FL 33461
 Office: 561-770-1052
 Fax: 561-770-1914

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
302	1,100 sq ft	Dec 2024	\$164,000	\$149
305	1,100 sq ft	Dec 2024	\$140,000	\$127
305	1,100 sq ft	Oct 2024	\$129,000	\$117
101	1,110 sq ft	Sep 2024	\$215,000	\$194
202	1,100 sq ft	Sep 2024	\$190,000	\$173
304	960 sq ft	Sep 2024	\$116,500	\$121

Market Information



Palm Lakes (14 blocks):	\$139/sq. ft.	Margate:	\$184/sq. ft.
Margate:	\$184/sq. ft.	Broward:	\$334/sq. ft.

Inventory for Sale

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

Avg. Time to Close Over Last 12 Months

Palm Lakes (14 blocks)	64 days
Margate	67 days
Broward	78 days