

Unit 7431 NW 1st St # 407 - Palm Lakes (14 blocks)

7431 NW 1st St # 407 - 7301 NW 1 St, Margate, FL, Broward 33063

Unit Information

MLS Number: A11797336
 Status: Active
 Size: 1,100 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space, Guest Parking
 View:
 List Price: \$140,000
 List PPSF: \$127
 Valuated Price: \$101,000
 Valuated PPSF: \$92

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: 26
 Building inventory for sale: 5%
 Number of sales over the last 12 months: 19
 Number of sales over the last 6 months: 11
 Number of sales over the last 3 months: 6

Building Association Information

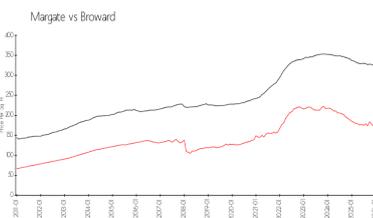
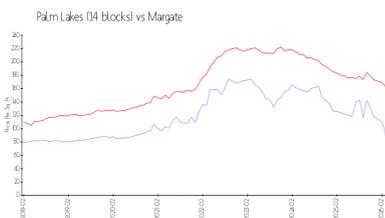
Palm Lakes Managed by
 OCEAN BREEZE COMMUNITY MANAGEMENT, LLC
 1967 10th Ave N,
 Lake Worth, FL 33461
 Office: 561-770-1052
 Fax: 561-770-1914

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
401	1,110 sq ft	Mar 2026	\$87,000	\$78
401	1,110 sq ft	Mar 2026	\$87,000	\$78
404	960 sq ft	Feb 2026	\$97,500	\$102
401	1,110 sq ft	Feb 2026	\$115,000	\$104
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303	1,100 sq ft	Feb 2026	\$145,000	\$132

Market Information



Palm Lakes (14 blocks):	\$90/sq. ft.	Margate:	\$163/sq. ft.
Margate:	\$163/sq. ft.	Broward:	\$306/sq. ft.

Inventory for Sale



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

Avg. Time to Close Over Last 12 Months

Palm Lakes (14 blocks)	92 days
Margate	81 days
Broward	89 days