

# Unit 480 NW 76th Ave # 407 - Palm Lakes (14 blocks)

480 NW 76th Ave # 407 - 7301 NW 1 St, Margate, FL, Broward 33063

## Unit Information

MLS Number:	A11817275
Status:	Active
Size:	1,100 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned Parking,Guest Parking
View:	
List Price:	\$156,000
List PPSF:	\$142
Valuated Price:	\$128,000
Valuated PPSF:	\$116

*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:	19
Building inventory for sale:	4%
Number of sales over the last 12 months:	17
Number of sales over the last 6 months:	9
Number of sales over the last 3 months:	6

## Building Association Information

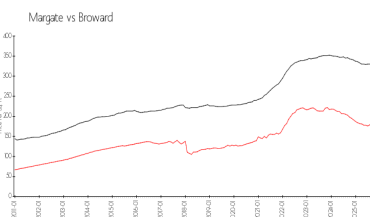
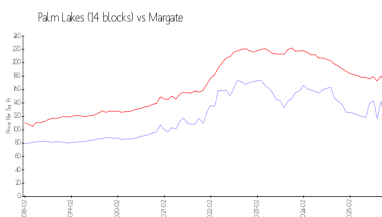
Palm Lakes Managed by  
OCEAN BREEZE COMMUNITY MANAGEMENT, LLC  
1967 10th Ave N,  
Lake Worth, FL 33461  
Office: 561-770-1052  
Fax: 561-770-1914

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

## Recent Sales

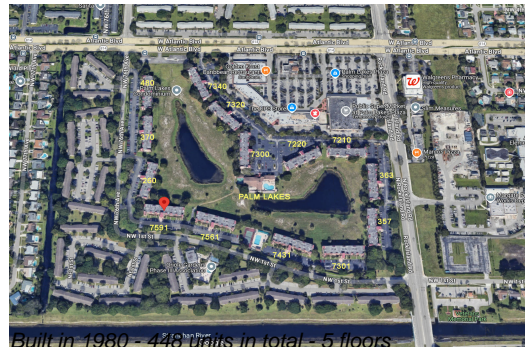
Unit #	Size	Closing Date	Sale Price	PPSF
103	1,100 sq ft	Dec 2025	\$105,000	\$95
106	1,100 sq ft	Dec 2025	\$148,000	\$135
307	1,100 sq ft	Oct 2025	\$170,000	\$155
408	1,110 sq ft	Oct 2025	\$160,000	\$144
108	1,110 sq ft	Oct 2025	\$142,500	\$128

## Market Information



Palm Lakes (14 blocks):	\$114/sq. ft.	Margate:	\$170/sq. ft.
Margate:	\$170/sq. ft.	Broward:	\$311/sq. ft.

## Inventory for Sale



Palm Lakes (14 blocks)	4%
Margate	3%
Broward	4%

### **Avg. Time to Close Over Last 12 Months**

Palm Lakes (14 blocks)	94 days
Margate	78 days
Broward	88 days