

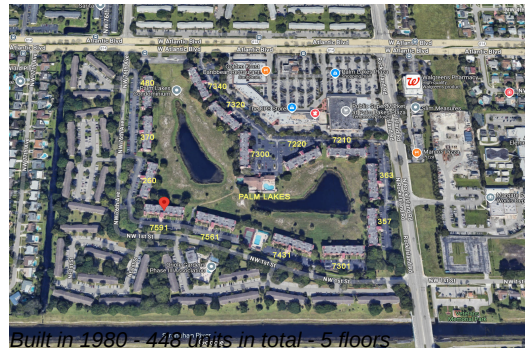
# Unit 260 NW 76th Ave # 404 - Palm Lakes (14 blocks)

260 NW 76th Ave # 404 - 7301 NW 1 St, Margate, FL, Broward 33063

## Unit Information

|                 |                          |
|-----------------|--------------------------|
| MLS Number:     | A11884142                |
| Status:         | Active                   |
| Size:           | 960 Sq ft.               |
| Bedrooms:       | 1                        |
| Full Bathrooms: | 2                        |
| Half Bathrooms: | 0                        |
| Parking Spaces: | 1 Space,Assigned Parking |
| View:           |                          |
| List Price:     | \$122,000                |
| List PPSF:      | \$127                    |
| Valuated Price: | \$112,000                |
| Valuated PPSF:  | \$117                    |

*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

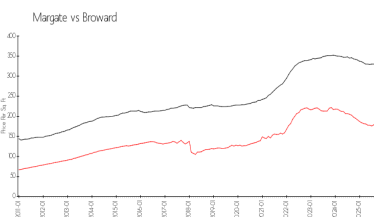
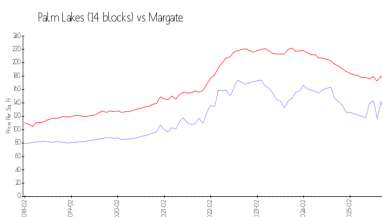
Palm Lakes Managed by  
OCEAN BREEZE COMMUNITY MANAGEMENT, LLC  
1967 10th Ave N,  
Lake Worth, FL 33461  
Office: 561-770-1052  
Fax: 561-770-1914

<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 |