

Unit 370 NW 76th Ave # 204 - Palm Lakes (14 blocks)

370 NW 76th Ave # 204 - 7301 NW 1 St, Margate, FL, Broward 33063



Unit Information

MLS Number:	A11950337
Status:	Active
Size:	960 Sq ft.
Bedrooms:	1
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned Parking
View:	
List Price:	\$169,900
List PPSF:	\$177
Valuated Price:	\$86,000
Valuated PPSF:	\$90

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

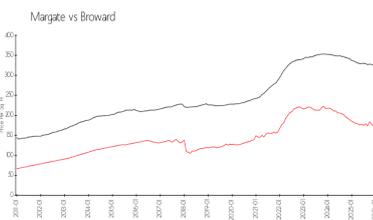
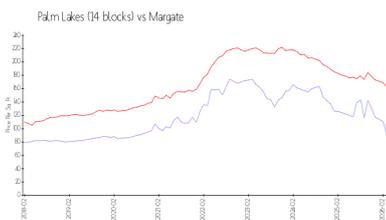
Palm Lakes Managed by
 OCEAN BREEZE COMMUNITY MANAGEMENT, LLC
 1967 10th Ave N,
 Lake Worth, FL 33461
 Office: 561-770-1052
 Fax: 561-770-1914

<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