

Unit 363 N Rock Island Rd # 302 - Palm Lakes (14 blocks)

363 N Rock Island Rd # 302 - 7301 NW 1 St, Margate, FL, Broward 33063

Unit Information

MLS Number: F10446703
 Status: Active Under Contract
 Size: 1,100 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: 1 Space,Assigned Parking,Guest Parking
 View: Garden View,Lake,Water View
 List Price: \$133,000
 List PPSF: \$121
 Valuated Price: \$154,000
 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: 26
 Building inventory for sale: 5%
 Number of sales over the last 12 months: 18
 Number of sales over the last 6 months: 7
 Number of sales over the last 3 months: 3

Building Association Information

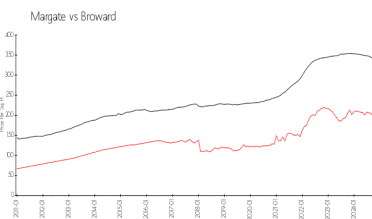
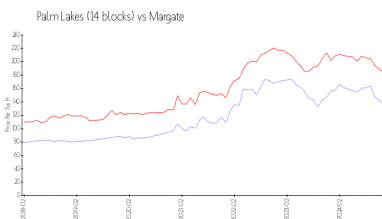
Palm Lakes Managed by
 OCEAN BREEZE COMMUNITY MANAGEMENT, LLC
 1967 10th Ave N,
 Lake Worth, FL 33461
 Office: 561-770-1052
 Fax: 561-770-1914

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
204	960 sq ft	Jan 2025	\$120,000	\$125
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)	6%
Margate	4%
Broward	5%

Avg. Time to Close Over Last 12 Months

Palm Lakes (14 blocks)	61 days
Margate	66 days
Broward	78 days