

Unit 7431 NW 1st St # 308 - Palm Lakes (14 blocks)

7431 NW 1st St # 308 - 7301 NW 1 St, Margate, FL, Broward 33063

Unit Information

MLS Number:	F10460438
Status:	Active
Size:	1,110 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	Lake
List Price:	\$215,000
List PPSF:	\$194
Valuated Price:	\$155,000
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:	24
Building inventory for sale:	5%
Number of sales over the last 12 months:	19
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	2

Building Association Information

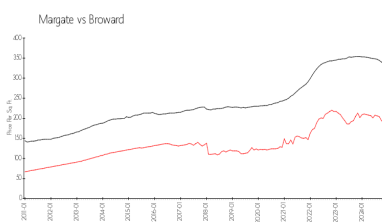
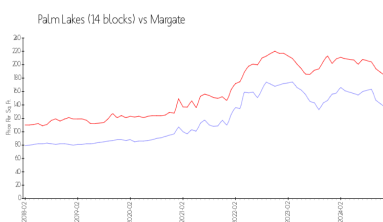
Palm Lakes Managed by
 OCEAN BREEZE COMMUNITY MANAGEMENT, LLC
 1967 10th Ave N,
 Lake Worth, FL 33461
 Office: 561-770-1052
 Fax: 561-770-1914

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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)	5%
Margate	4%
Broward	5%

Avg. Time to Close Over Last 12 Months

Palm Lakes (14 blocks)	64 days
Margate	67 days
Broward	78 days