

# 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: \$205,000  
List PPSF: \$185  
Valuated Price: \$128,000  
Valuated PPSF: \$115

*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: 28  
Building inventory for sale: 6%  
Number of sales over the last 12 months: 14  
Number of sales over the last 6 months: 7  
Number of sales over the last 3 months: 4

## Building Association Information

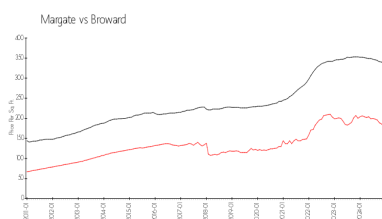
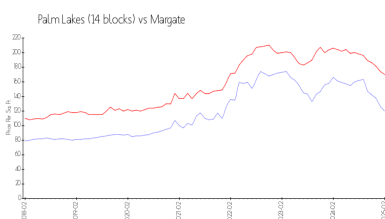
Palm Lakes Managed by  
OCEAN BREEZE COMMUNITY MANAGEMENT, LLC  
1967 10th Ave N,  
Lake Worth, FL 33461  
Office: 561-770-1052  
Fax: 561-770-1914

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

## Recent Sales

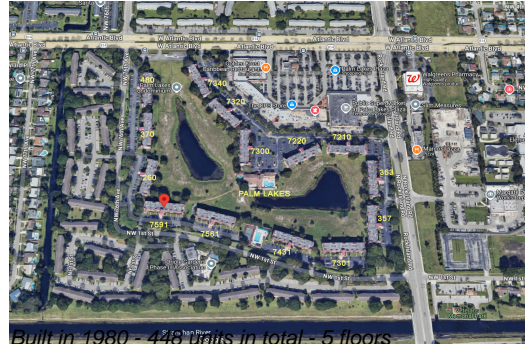
Unit #	Size	Closing Date	Sale Price	PPSF
103	1,100 sq ft	Mar 2025	\$105,000	\$95
204	960 sq ft	Feb 2025	\$73,000	\$76
302	1,100 sq ft	Feb 2025	\$128,000	\$116
204	960 sq ft	Jan 2025	\$120,000	\$125
302	1,100 sq ft	Dec 2024	\$164,000	\$149
305	1,100 sq ft	Dec 2024	\$140,000	\$127

## Market Information



Palm Lakes (14 blocks):	\$115/sq. ft.	Margate:	\$165/sq. ft.
Margate:	\$165/sq. ft.	Broward:	\$324/sq. ft.

## Inventory for Sale



Built in 1980 - 448 units in total - 5 floors

Palm Lakes (14 blocks)	6%
Margate	4%
Broward	5%

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

Palm Lakes (14 blocks)	79 days
Margate	75 days
Broward	83 days