

Unit 480 NW 76th Ave # 107 - Palm Lakes (14 blocks)

480 NW 76th Ave # 107 - 7301 NW 1 St, Margate, FL, Broward 33063

Unit Information

MLS Number: F10514737
Status: Active
Size: 1,100 Sq ft.
Bedrooms: 2
Full Bathrooms: 2
Half Bathrooms: 0
Parking Spaces: 1 Space,Guest Parking
View:
List Price: \$194,999
List PPSF: \$177
Valuated Price: \$124,000
Valuated PPSF: \$113

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

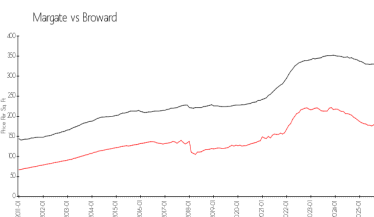
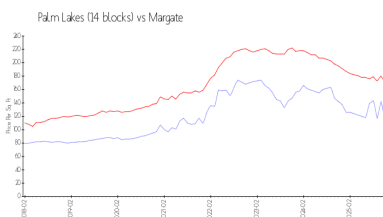
Palm Lakes Managed by
OCEAN BREEZE COMMUNITY MANAGEMENT, LLC
1967 10th Ave N,
Lake Worth, FL 33461
Office: 561-770-1052
Fax: 561-770-1914

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

Recent Sales

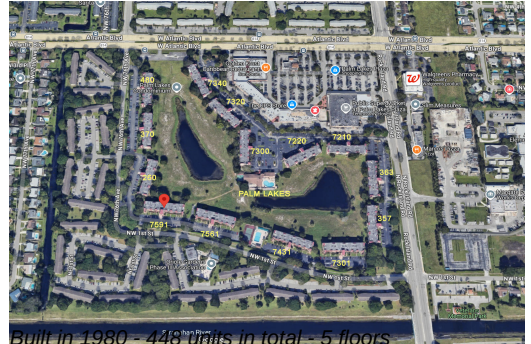
Unit #	Size	Closing Date	Sale Price	PPSF
103	1,100 sq ft	Dec 2025	\$105,000	\$95
106	1,100 sq ft	Dec 2025	\$148,000	\$135
307	1,100 sq ft	Oct 2025	\$170,000	\$155
408	1,110 sq ft	Oct 2025	\$160,000	\$144
108	1,110 sq ft	Oct 2025	\$142,500	\$128

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