

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: F10551675
Status: Active
Size: 1,100 Sq ft.
Bedrooms: 2
Full Bathrooms: 2
Half Bathrooms: 0
Parking Spaces: Assigned, Guest
View: Lake, Garden
List Price: \$185,000
List PPSF: \$168
Valuated Price: \$98,000
Valuated PPSF: \$89

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

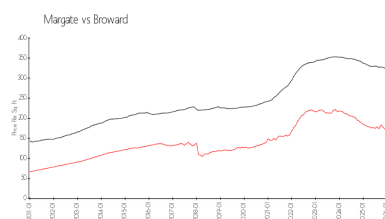
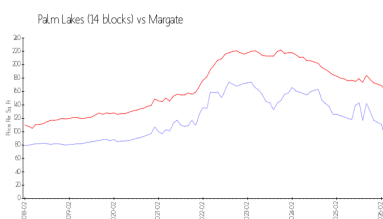
Palm Lakes Managed by
OCEAN BREEZE COMMUNITY MANAGEMENT, LLC
1967 10th Ave N,
Lake Worth, FL 33461
Office: 561-770-1052
Fax: 561-770-1914

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

Recent Sales

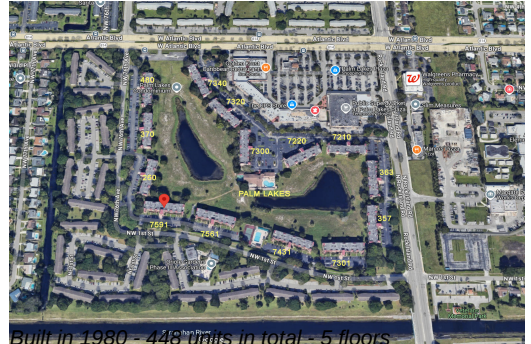
Unit #	Size	Closing Date	Sale Price	PPSF
401	1,110 sq ft	Mar 2026	\$87,000	\$78
401	1,110 sq ft	Mar 2026	\$87,000	\$78
404	960 sq ft	Feb 2026	\$97,500	\$102
401	1,110 sq ft	Feb 2026	\$115,000	\$104
401	1,110 sq ft	Feb 2026	\$115,000	\$104
303	1,100 sq ft	Feb 2026	\$145,000	\$132

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