

Unit 7591 NW 1st St # 401 - Palm Lakes (14 blocks)

7591 NW 1st St # 401 - 7301 NW 1 St, Margate, FL, Broward 33063

Unit Information

MLS Number: RX-11141611
 Status: Active
 Size: 1,110 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces:
 View:
 List Price: \$130,000
 List PPSF: \$117
 Valuated Price: \$129,000
 Valuated PPSF: \$116

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

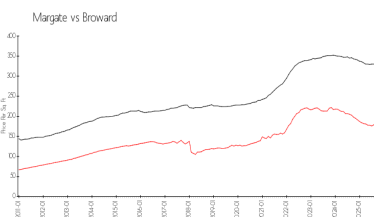
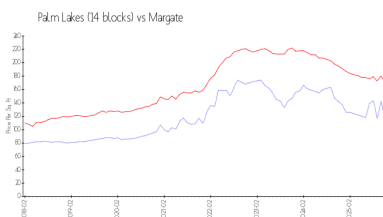
Palm Lakes Managed by
 OCEAN BREEZE COMMUNITY MANAGEMENT, LLC
 1967 10th Ave N,
 Lake Worth, FL 33461
 Office: 561-770-1052
 Fax: 561-770-1914

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

Recent Sales

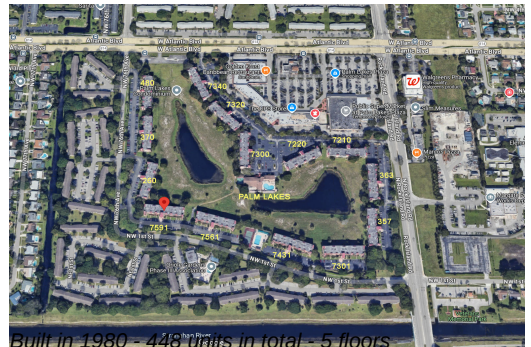
Unit #	Size	Closing Date	Sale Price	PPSF
103	1,100 sq ft	Dec 2025	\$105,000	\$95
106	1,100 sq ft	Dec 2025	\$148,000	\$135
307	1,100 sq ft	Oct 2025	\$170,000	\$155
408	1,110 sq ft	Oct 2025	\$160,000	\$144
108	1,110 sq ft	Oct 2025	\$142,500	\$128

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