

Median Sales Price by Square Footage

This chart shows the median price of homes reported sold in the past six months, according to the size of the living space (square footage sourced from public records). The amount shown for the subject property is sold data where available, or the property's estimated value when sales data are unavailable (such as non-disclosure states) or provided in range format.

Data Source: Public records and MLS data where licensed

Update Frequency: Monthly

- This House
- Comps



Price Range of Homes Sold

This chart shows the distribution of homes reported sold in the past six months within different price ranges in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data are unavailable (such as a non-disclosure state) or provided in range format.

Data Source: Public records and MLS data where licensed

Update Frequency: Monthly

- This House
- Comps



Price per Square Foot of Homes Sold

This chart shows the distribution of homes reported sold in the past six months at different prices per square foot (living area sourced from public records).

Data Source: Public records and MLS data where licensed

Update Frequency: Monthly

- This House
- Comps



Age Range of Homes Sold

This chart shows the distribution of homes reported sold in the past six months of different age ranges in the area of your search.

Data Source: Public records and MLS data where licensed

Update Frequency: Monthly

- This House
- Comps

This House

26 yrs 1

Comps

25 - 30 yrs 7

Number of Bedrooms in Homes Sold

This chart shows the distribution of homes reported sold in the past six months, according to the number of bedrooms, in the area of your search.

Data Source: Public records data

Update Frequency: Monthly

- Sales Count by Bedroom



Inventory of Distressed Listings

This chart shows the count of distressed properties (all stages of foreclosure) that are for sale in a ZIP code.

Data Source: Public records and MLS data where licensed

Update Frequency: Daily

- Inventory of Distressed Listings



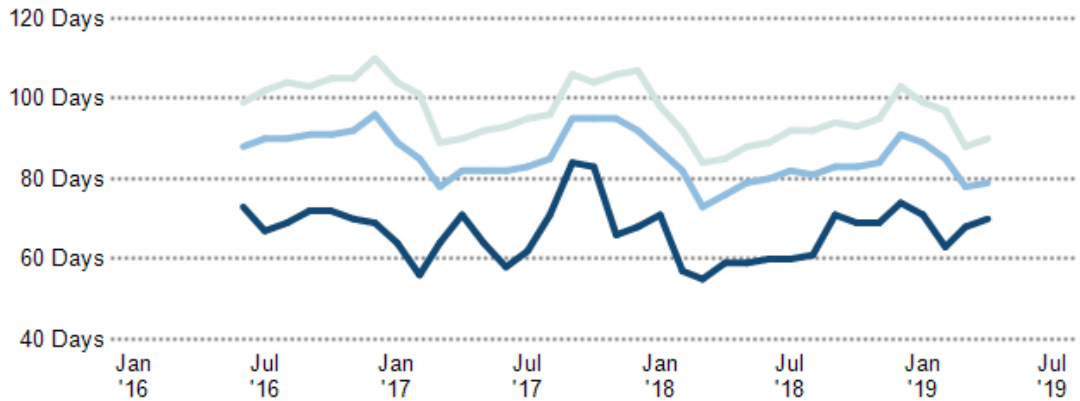
Median Days in RPR

This chart shows how long homes are listed on RPR before their status is converted to sold. The median is calculated for all homes sold in a given month.

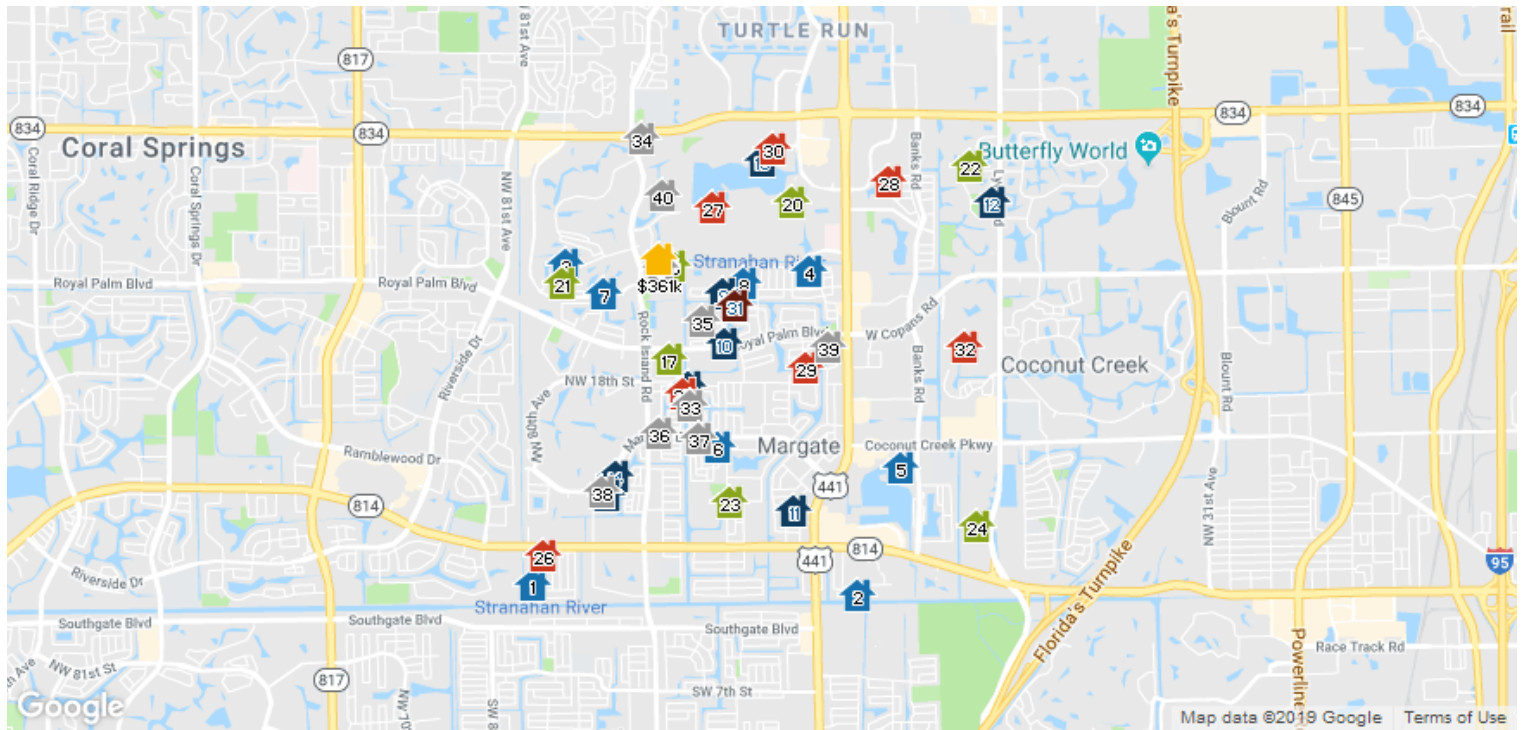
Data Source: On- and off-market listings sources

Update Frequency: Monthly

- 33063
- Broward County
- Florida



Selected Recent Market Activity for 33063



LEGEND: Subject Property Pending For Sale or For Lease Distressed Pending Distressed Recent Sale Off Market

	Market Activity For Sale or For Lease Listings	Market Activity Pending Sales	Market Activity Sold	Market Activity Distressed	Market Activity Expired Listings
Total Number of Properties	8	8	8	8	8
Lowest Listing Price/Est. Value	\$189,000	\$99,900	\$205,000	\$199,900	\$240,000
Median Listing Price/Est. Value	\$225,000	\$260,000	\$260,950	\$265,285	\$265,000
Highest Listing Price/Est. Value	\$385,000	\$429,000	\$480,000	\$351,660	\$369,900
Median Living Area	1,323.5	1,633.5	1,593.5	1,544	1,690
Median Price per sq.ft.	\$182	\$176	\$169	\$172	\$166
Median Days in RPR	1	87	–	15	–
Median Age	42.5	46	27.5	39.5	47.5

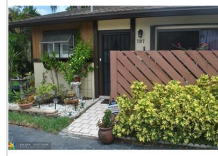
Market
 Activity:
 Active



Address	2671 NW 68th Ter Margate, FL 33063	140 NW 80th Ter Margate, FL 33063	5590 Lakewood Cir S, Apt D Margate, FL 33063	7737 Highlands Cir Margate, FL 33063	2660 NW 60th Ave Margate, FL 33063
Status	Subject Property	For Sale	For Sale	For Sale	For Sale
Amount	\$360,560 Sold Price	\$280,000 List Price	\$235,000 List Price	\$385,000 List Price	\$215,000 List Price
Listing Date	–	–	–	5/9/2019	–
Days in RPR	–	–	–	–	–
Price Per Sq. Ft.	\$162	\$184	\$161	\$183	\$234
Bedrooms	4	3	3	3	3
Total Baths	3	2	2	2	1
Partial Baths	–	–	–	–	–
Total Rooms	8	–	–	–	6
Living Area	2,232	1,524	1,460	2,103	920
Lot Size	4,500 sq ft	6,501 sq ft	3,400 sq ft	5,940 sq ft	6,003 sq ft
Year Built	1993	1974	1979	1990	1960
Living Area Range (low)	–	–	–	–	–
Living Area Range (high)	–	–	–	–	–
Property Type	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence
Property Subtype	Single	Single	Villa	Single	Single
MLS ID	F10122077	F10175506	F10175408	A10669418	F10175023
Listing Broker	Courtesy of Access USA Realty, Inc	Listing Courtesy of Tropical Springs Realty	Listing Courtesy of Rent-Rite, Inc.	Listing Courtesy of Keller Williams Realty Sw	Listing Courtesy of CENTURY 21 City Real Estate
Description	Backup offers welcome. Move-in Ready, Bright and Spacious home. A true Gem featuring 4 spacious Bedrooms and 3 Bathrooms, 2 Car Garage and a fenced backyard for privacy. HOA only \$62/Month. Freshly painted exterior and interior. New Water Heater. Granite Countertops. Stainless steel appliances. Updated Kitchen and Bathrooms. Volume Ceilings. Hurricane Shutters. Fruit Trees. Walking distance to Firefighters Park that offers Tennis, Basketball, Jog Path, Exercise, Soccer, Pavilions.	Fabulous 3/2 house with a huge fenced yard. 1 car garage. Kitchen has wood cabinets and brand new stainless steel appliances. brand new washer/dryer to be installed. Bathrooms remodeled. Screened in patio area. A/c 2014. Don't miss out!	Totally updated 3/2 villa with brand new ss appliances, new wood kitchen cabinets, granite countertops, both bathrooms have been remodeled. Master bath all tiled stall shower, second bath has an all tiled tub. New vanities. All tiled throughout. New roof being installed. Very large air conditioned florida room. Newly painted. Three new ceiling fans, very large backyard facing the canal. Close to atlantic ave and 441 with shopping, restaurants.	Spacious 3/2 home with view of golf view and lake on carolina club golf community in margate, close to highways, shops/restaurants & schools	Well maintained home featuring 4 yr old roof, all new electrical system plus new circuit breaker boxes. Tile throughout, stacked bedrm plan. Eat-in-kit, gas stove and hot water heater. All new light fixtures & ceiling fans, newer bathrm vanity. Fenced yard and room for pool. Double car driveway. House freshly painted outside and inside.

Highlighted fields were changed by agent to reflect knowledge of this property.

Market
Activity:
Active



Address	1234 Sample Ave City, FL 33063	707 Banks Rd Margate, FL 33063	1175 NW 66th Ter Margate, FL 33063	7516 NW 25th St Margate, FL 33063	2523 NW 65th Ave Margate, FL 33063
Status	Subject Property	For Sale	For Sale	For Sale	For Sale
Amount	\$360,560 Sold Price	\$189,000 List Price	\$200,000 List Price	\$339,989 List Price	\$205,000 List Price
Listing Date	–	–	–	5/7/2019	–
Days in RPR	–	–	–	2	–
Price Per Sq. Ft.	\$162	\$178	\$168	\$206	\$181
Bedrooms	4	2	2	3	3
Total Baths	3	2	1	2	2
Partial Baths	–	–	–	–	–
Total Rooms	8	–	–	–	–
Living Area	2,232	1,064	1,187	1,650	1,132
Lot Size	4,500 sq ft	2,911 sq ft	4,717 sq ft	5,888 sq ft	3,753 sq ft
Year Built	1993	1982	1970	1994	1964
Living Area Range (low)	–	–	–	–	–
Living Area Range (high)	–	–	–	–	–
Property Type	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence
Property Subtype	Single	Villa	Single	Single	Single
MLS ID	<i>F10122077</i>	<i>F10175017</i>	<i>F10174817</i>	<i>A10669589</i>	<i>F10166885</i>
Listing Broker	<i>Courtesy of Access USA Realty, Inc</i>	<i>Listing Courtesy of CENTURY 21 City Real Estate</i>	<i>Listing Courtesy of Platt Properties LLC</i>	<i>Listing Courtesy of Blue Realty Team, Llc</i>	<i>Listing Courtesy of Landrich Real Estate, Inc.</i>
Description	Back-up offers welcome. Move-in Ready, Bright and Spacious home. A true Gem featuring 4 spacious Bedrooms and 3 Bathrooms, 2 Car Garage and a fenced backyard for privacy. HOA only \$62/Month. Freshly painted exterior and interior. New Water Heater. Granite Counter-tops. Stainless steel appliances. Updated Kitchen and Bathrooms. Volume Ceilings. Hurricane Shutters. Fruit Trees. Walking distance to Firefighters Park that offers Tennis, Basketball, Jog Path, Exercise, Soccer, Pavilions.	Waterfront 2br 2bath villa in the well maintained community of woodlake isles in excellent condition with beautiful lake view. Fha/va approved. Custom wood cabinets, plantation shutters & granite counter tops, tile floor throughout, new tankless water heater 2018 and newer ac. Washer & dryer, and alarm system in unit. Lots of closet space plus attic. Two assigned parking right outside your front door. Low hoa fee of \$503 quarterly covers insurance (building), trash removal, lawn maintenance, pool, grounds, tennis courts and roof maintenance.	Fantastic home with a sunset every day in paradise gardens. Point lot located at the end of the canal giving you an amazing view from your backyard. Well maintained 2 bedroom, 1 bath home with 1 car garage is move in ready. 55+ community with full amenities and extremely low hoa fees. Hba includes clubhouse, exercise room, community pool, and lawn and landscaping.	Meticulously well-kept & updated! great 3/2 home in the greens of the carolina club. New wood laminate flooring in all bedrooms, updated kitchen.	Beautiful unit with cherry wood cabinets, granite counter top, stainless steel appliances and breakfast bar. Porcelain tiles in the living room, laundry room, bathrooms, and kitchen. Master bath room has a rainfall shower and all marble! the backyard is completely fenced giving you privacy, fresh landscaping and room for even a large dog(s) to run. No association. Tenant has a lease until 11/30/19, rent is \$1600 per month. Please do not disturb the tenant and do not go the property without an appointment.

Highlighted fields were changed by agent to reflect knowledge of this property.

Market Activity: Pending



Address	1234 Sample Ave City, FL 33063	6571 NW 24th Ct Margate, FL 33063	6601 Royal Palm Blvd Margate, FL 33063	6108 NW 8th St Margate, FL 33063	2811 Lyons Rd Coconut Creek, FL 33063
Status	Subject Property	Pending	Pending	Pending	Pending
Amount	\$360,560 Sold Price	\$260,000 List Price	\$329,777 List Price	\$99,900 List Price	\$429,000 List Price
Offer Amount	–	–	–	–	–
Listing Date	–	–	–	4/25/2019	11/30/2018
List/Offer Ratio	–	–	–	–	–
Days in RPR	–	–	–	14	160
Price Per Sq. Ft.	\$162	\$210	\$182	\$80	\$214
Bedrooms	4	3	3	2	3
Total Baths	3	2	2	1	3
Partial Baths	–	–	–	–	–
Total Rooms	8	–	–	–	–
Living Area	2,232	1,240	1,815	1,244	2,002
Lot Size	4,500 sq ft	6,000 sq ft	8,740 sq ft	7,950 sq ft	–
Year Built	1993	1978	1969	1960	1974
Living Area Range (low)	–	–	–	–	–
Living Area Range (high)	–	–	–	–	–
Property Type	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence
Property Subtype	Single	Single	Single	Single	Single
MLS ID	<i>F10122077</i>	<i>F10173027</i>	<i>F10150114</i>	<i>A10662683</i>	<i>A10579372</i>
Listing Broker	<i>Courtesy of Access USA Realty, Inc</i>	<i>Listing Courtesy of Realty Wholesalers Inc</i>	<i>Listing Courtesy of Armen Realty Inc</i>	<i>Listing Courtesy of Stratwell, Llc</i>	<i>Listing Courtesy of Advantage Real Est. Services</i>
Description	<p>Backup offers welcome. Move-in Ready, Bright and Spacious home. A true Gem featuring 4 spacious Bedrooms and 3 Bathrooms, 2 Car Garage and a fenced backyard for privacy. HOA only \$62/Month. Freshly painted exterior and interior. New Water Heater. Granite Counter-tops. Stainless steel appliances. Updated Kitchen and Bathrooms. Volume Ceilings. Hurricane Shutters. Fruit Trees. Walking distance to Firefighters Park that offers Tennis, Basketball, Jog Path, Exercise, Soccer, Pavilions.</p>	<p>Up to \$3,000 lender credit towards closing costs and new 4-piece stainless steel appliance package if buyer decides to use seller's preferred lender. All offers must use attached seller's as-is addendum. Beautifully & completely modernized 3/2 with brand new roof and outstanding curb appeal. Sun filled gourmet kitchen with custom wood cabinets white quartz counter tops. Renewed bathrooms, tile flooring & fresh paint. Custom stone work. A must see property. Great family neighborhood. If you show it, you will sell it.</p>	<p>Get-a-load-a-this! b-i-g 3/2 corner home - bay window, lovely garden lot with pool in a roomy screened patio & pool enclosure beautifully appointed, fantastic kitchen: granite, wood cabs, s/s appliances, , split bedroom plan, great location on royal palm (but off main road) close to shopping, great schools, worship, hospitals, water park, ...real life! . If you miss this you will kick yourself!</p>	<p>Calling all investors! this is a great investment property! house offers tons of potential! this property has unsafe structure violation from the city</p>	<p>Custom pool home estate - no hoa!</p>

Highlighted fields were changed by agent to reflect knowledge of this property.

Market Activity: Pending



Address	1234 Sample Ave City, FL 33063	3306 Chickee Ln Margate, FL 33063	7570 Margate Blvd Margate, FL 33063	7480 NW 7th Pl Margate, FL 33063	1745 NW 69th Ave Margate, FL 33063
Status	Subject Property	Pending	Pending	Pending	Pending
Amount	\$360,560 Sold Price	\$329,900 List Price	\$227,000 List Price	\$200,000 List Price	\$260,000 List Price
Offer Amount	–	–	–	–	–
Listing Date	–	–	–	–	–
List/Offer Ratio	–	–	–	–	–
Days in RPR	–	–	–	–	–
Price Per Sq. Ft.	\$162	\$195	\$135	\$170	\$164
Bedrooms	4	4	2	2	2
Total Baths	3	3	2	2	2
Partial Baths	–	1	–	1	–
Total Rooms	8	–	1	2	–
Living Area	2,232	1,690	1,680	1,174	1,587
Lot Size	4,500 sq ft	4,053 sq ft	5,434 sq ft	4,923 sq ft	4,800 sq ft
Year Built	1993	1997	1973	1973	1971
Living Area Range (low)	–	–	–	–	–
Living Area Range (high)	–	–	–	–	–
Property Type	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence
Property Subtype	Single	Single	Single	Single	Single
MLS ID	<i>F10122077</i>	<i>F10173898</i>	<i>F10173183</i>	<i>F10163766</i>	<i>F10173115</i>
Listing Broker	<i>Courtesy of Access USA Realty, Inc</i>	<i>Listing Courtesy of All Broward Realty, Inc</i>	<i>Listing Courtesy of RE/MAX Park Creek Realty Inc</i>	<i>Listing Courtesy of United Realty Group Inc</i>	<i>Listing Courtesy of Town Real Estate</i>
Description	<p>Back-up offers welcome. Move-in Ready, Bright and Spacious home. A true Gem featuring 4 spacious Bedrooms and 3 Bathrooms, 2 Car Garage and a fenced backyard for privacy. HOA only \$62/Month. Freshly painted exterior and interior. New Water Heater. Granite Countertops. Stainless steel appliances. Updated Kitchen and Bathrooms. Volume Ceilings. Hurricane Shutters. Fruit Trees. Walking distance to Firefighters Park that offers Tennis, Basketball, Jog Path, Exercise, Soccer, Pavilions.</p>	<p>Nicely updated 4 bedrooms, 2.5 bathrooms, 1 car garage 2 stories single family home in a desirable family friendly community. This home is situated on a corner lot. It is bright, airy, and spacious inside, updated kitchen with all new stainless steel appliances. Turnkey, ready to move in, freshly painted inside and outside, new carpet in all 4 bedrooms, bathrooms completely renovated. Huge master bedroom and nice size in all other bedrooms. Best price for your money.</p>	<p>Beautiful and spacious 2/2 sfh with 1 car garage in paradise garden vi. This is the largest model in the community. The property features an upgraded kitchen with steel stainless appliances, new countertop and cabinets. The master bathroom has been remodeled. Other features includes recessed lighting and new light fixtures. An oversized screened in patio. Fresh paint. Plenty of fruits trees(4).property is located closed to the clubhouse. Low hoa fees-hoa maintains lawns and close to shopping, pharmacy and highways.</p>	<p>Enjoy the amazing water view from your fl room & master bed room, steps to clubhouse & pool and have the "the best neighbors" in paradise gardens iv...2 bedrooms, 1 and 1/2 bath freshly painted, brand new flat roof in florida room. Walk in closet in master, front screened porch is nicely tiled also, storm awnings on all windows, roll-ups on back patio washer and dryer in 1 large car garage. Large screened florida room in the back. Community amenities with heated pool, exercise facility, pool tables, party area, and game room. Hoa covers sprinkler system, lawn mowing & includes painting of house every few years. Great, quiet, but active commu...</p>	<p>Beautiful 2, bedroom 2 bathroom home in the sought after community of paradise gardens. This spacious home includes a large open florida room, bright living room, large dining area, and large master bedroom with walk in closet. Step outside to a large back patio with breathtaking waterfront views. This home is equipped with hurricane shutters, solar panels, newer roof, newer a/c, a single car garage, and a double wide driveway to provide extra parking.</p>

Highlighted fields were changed by agent to reflect knowledge of this property.

Market Activity: Recently Sold



Address	1234 Sample Ave City, FL 33063	6963 NW 19th St Margate, FL 33063	2684 NW 68th Ave Margate, FL 33063	5813 NW 20th St Margate, FL 33063	6231 Island Way Margate, FL 33063
Status	Subject Property	Recently Sold	Recently Sold	Recently Sold	Recently Sold
Amount	\$360,560 Sold Price	\$480,000 Sold Price	\$370,000 Sold Price	\$229,900 Sold Price	\$205,000 Sold Price
List Price	\$379,900	\$480,000	\$369,000	\$239,900	\$265,000
Recording Date	8/20/20xx	5/7/2019	5/6/2019	5/3/2019	5/3/2019
List/Sold Ratio	—	100%	100%	96%	77%
Days in RPR	—	—	—	—	—
Price Per Sq. Ft.	\$162	\$191	\$182	\$163	\$146
Bedrooms	4	4	4	2	4
Total Baths	3	3	3	2	2
Partial Baths	—	—	—	—	—
Total Rooms	8	—	—	—	—
Living Area	2,232	2,519	2,033	1,409	1,406
Lot Size	4,500 sq ft	7,693 sq ft	4,472 sq ft	9,510 sq ft	3,878 sq ft
Year Built	1993	1995	1993	1959	1996
Living Area Range (low)	—	—	—	—	—
Living Area Range (high)	—	—	—	—	—
Property Type	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence
Property Subtype	Single	Single	Single	Single	Single
MLS ID	<i>F10122077</i>	<i>F10161638</i>	<i>F10149201</i>	<i>F10165868</i>	<i>F10159792</i>
Listing Broker	<i>Courtesy of Access USA Realty, Inc</i>	<i>Courtesy of RE/MAX Park Creek Realty Inc</i>	<i>Courtesy of RE/MAX Preferred</i>	<i>Courtesy of Happy Homes Florida Real Estate</i>	<i>Courtesy of Total Realty Concepts LLC</i>
Description	Backup offers welcome. Move-in Ready, Bright and Spacious home. A true Gem featuring 4 spacious Bedrooms and 3 Bathrooms, 2 Car Garage and a fenced backyard for privacy. HOA only \$62/Month. Freshly painted exterior and interior. New Water Heater. Granite Counter-tops. Stainless steel appliances. Updated Kitchen and Bathrooms. Volume Ceilings. Hurricane Shutters. Fruit Trees. Walking distance to Firefighters Park that offers Tennis, Basketball, Jog Path, Exercise, Soccer, Pavilions.	Gorgeous courtyard style home in a cul-de-sac, beautiful pool w/spa, 3 bedrooms 2 full bathrooms, laundry room in main house, 2 car garage and cabana house/in-law suite with one more bedroom, walk-in closet and full bathroom. Kitchen features stainless steel appliances, quartz counter tops, custom wood cabinets and tile backsplash. Flooring includes bamboo wood floors in rooms & 24x24 white jade marble like porcelain tile with 6 inch wood baseboard, smooth walls and ceilings. Led lighting across the house makes it energy efficiently. Master bathroom features bam door entry, spa, incredible walk-in shower, vanity with double sink, swarovski...	Perfect location in this community. No rear neighbors, unobstructed back yard views. Spacious open living area with 20' ceilings! remodeled kitchen with plenty of counter space and storage. Enjoy the breakfast nook Kitchen opens into the florida room. Very clean! screened rear patio. Full size front-loading washer and dryer. 2-car garage. Two bathrooms updated. Very large master bedroom suite. Accordion shutters for hurricane protection.	Beautiful updated single family home in excellent quiet cul-de-sac margate community near park, fast access to highways, minutes from mall, shopping, and place of worship. All ages, impact windows throughout, new a/c, large storage room, no hoa, plenty of parking and huge lot for future growth. Priced to sell fast! hurry before it is too late. Easy to show.	Great opportunity to own a 4 bedroom 2 bath 2 car garage home in coral bay. Low hoa. Large eat-in kitchen, fenced in yard. This is a short sale. Home needs some repairs. Some bathroom water damage and roof leak.

Highlighted fields were changed by agent to reflect knowledge of this property.

Market Activity:
Recently Sold



Address	1234 Sample Ave City, FL 33063	7652 Pinewalk Dr S, #139 Margate, FL 33063	3951C Cocoplum Cir, Apt 3607 Coconut Creek, FL 33063	6520 NW 9th St Margate, FL 33063	4745 NW 5th Pl Coconut Creek, FL 33063
Status	Subject Property	Recently Sold	Recently Sold	Recently Sold	Recently Sold
Amount	\$360,560 Sold Price	\$225,000 Sold Price	\$214,000 Sold Price	\$292,000 Sold Price	\$327,000 Sold Price
List Price	\$379,900	\$229,900	\$219,000	\$289,000	\$327,500
Recording Date	8/20/20xx	5/2/2019	4/30/2019	4/30/2019	4/30/2019
List/Sold Ratio	—	98%	98%	101%	100%
Days in RPR	—	—	—	—	—
Price Per Sq. Ft.	\$162	\$158	\$188	\$166	\$173
Bedrooms	4	2	2	3	4
Total Baths	3	2	2	2	3
Partial Baths	—	—	—	—	1
Total Rooms	8	—	—	—	—
Living Area	2,232	1,423	1,140	1,764	1,892
Lot Size	4,500 sq ft	2,668 sq ft	—	8,404 sq ft	3,731 sq ft
Year Built	1993	1990	1986	1973	1994
Living Area Range (low)	—	—	—	—	—
Living Area Range (high)	—	—	—	—	—
Property Type	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence
Property Subtype	Single	Villa	Villa	Single	Single
MLS ID	F10122077	F10164627	F10167363	F10167033	F10166250
Listing Broker	Courtesy of Access USA Realty, Inc	Courtesy of Keller Williams Realty CS	Courtesy of Assist-2-Sell-Sell & Buy Rlty	Courtesy of Douglas Elliman	Courtesy of Compass Florida, LLC
Description	Backup offers welcome. Move-in Ready, Bright and Spacious home. A true Gem featuring 4 spacious Bedrooms and 3 Bathrooms, 2 Car Garage and a fenced backyard for privacy. HOA only \$62/Month. Freshly painted exterior and interior. New Water Heater. Granite Counter-tops. Stainless steel appliances. Updated Kitchen and Bathrooms. Volume Ceilings. Hurricane Shutters. Fruit Trees. Walking distance to Firefighters Park that offers Tennis, Basketball, Jog Path, Exercise, Soccer, Pavilions.	Lovely one story villa w/1 car garage + 1 car driveway. Laminate wood floors throughout; accordion/panel shutters; updated kitchen; very spacious open concept layout; living/dining + den that can be used as an office or formal dining; frameless shower in master + dual sinks & large walk in closet; large enclosed patio overlooking the carolina golf course; vaulted ceilings; full size washer/dryer inside unit+++ all ages, pet friendly; can be rented immediately after purchase; low hoa fees includes common area, amenities & roof insurance. Hba has plenty of reserves. Must see! won't last!	Amazing 2 bedroom villa in karanda village iii in the township. Remolded and gorgeous. Upgraded kitchen in 2015 includes real wood cabinetry, granite counters, mosaic tile back-splash, recessed lighting. In 2013, 20x20 ceramic tile flooring was added in the main living area - no carpeting anywhere. Crown molding, smooth ceilings - no popcorn, upgraded light fixtures, upgraded bathrooms, the list goes on and on. Hurry, this is a must see villa!	No hoa!!! move in ready renovated 3/2 with 2 car garage in great family neighborhood. Painted in neutral colors, tile through out home, updated kitchen with white cabinets, quartz counter tops and stainless steele appliances. Bathrooms are updated with new vanities and glass enclosed shower in master bath. All new bedroom and closet doors. Enclosed screened porch. Hurricane proof windows, updated air conditioning duct work, ventilation and insulation. New washer and dryer in garage. Close to schools and major highways: 441, tumpike, sawgrass within minutes.	Beautiful 4 bedroom, 2.5 bath 2 story home on corner lot, lovingly maintained by original owner. 4th bedroom currently being used as an open upstairs loft for office space. Features include open kitchen, large bedrooms, 2 car garage. French doors lead to a tropical oasis, privately fenced with room for a pool. Private, non-gated community in desirable cocopalms. Low hoa. Pet friendly. Across the street from the recently renovated \$2million windmill park (inc. Dog park). Near coconut creek community center. Close to schools, shopping, and restaurants

Highlighted fields were changed by agent to reflect knowledge of this property.

**Market Activity:
Distressed**



Address	1234 Sample Ave City, FL 33063	1685 NW 69th Ter Margate, FL 33063	265 NW 79th Ter Margate, FL 33063	6703 Bayfront Dr Margate, FL 33063	3211 NW 54th Ter Margate, FL 33063
Status	Subject Property	For Sale	For Sale	Distressed	For Sale
Estimated Value	\$360,560	\$244,340	\$299,550	\$304,290	\$341,070
Amount	\$360,560 Sold Price	\$250,000 List Price	\$258,500 List Price	\$304,290 Est. Value	\$285,000 List Price
Past Due Amt.	–	–	–	–	–
Recording Date	8/20/20xx	–	–	10/20/2016	–
Days in RPR	–	–	13	–	17
Price Per Sq. Ft.	\$162	\$136	\$176	\$208	\$163
Bedrooms	4	2	3	3	3
Total Baths	3	2	2	2	2
Partial Baths	–	–	–	–	–
Total Rooms	8	–	–	–	–
Living Area	2,232	1,834	1,469	1,465	1,745
Lot Size	4,500 sq ft	5,991 sq ft	6,902 sq ft	4,112 sq ft	7,519 sq ft
Year Built	1993	1973	1979	1990	1980
Living Area Range (low)	–	–	–	–	–
Living Area Range (high)	–	–	–	–	–
Property Type	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence
Property Subtype	Single	Single	Single	Single Family	Single
MLS ID	<i>F10122077</i>	<i>F10175136</i>	<i>A10663055</i>	–	<i>A10657946</i>
Listing Broker	<i>Courtesy of Access USA Realty, Inc</i>	<i>Listing Courtesy of All Homes Realty</i>	<i>Listing Courtesy of Owners.Com</i>	–	<i>Listing Courtesy of Related Isq International Realty</i>
Description	Backup offers welcome. Move-in Ready, Bright and Spacious home. A true Gem featuring 4 spacious Bedrooms and 3 Bathrooms, 2 Car Garage and a fenced backyard for privacy. HOA only \$62/Month. Freshly painted exterior and interior. New Water Heater. Granite Countertops. Stainless steel appliances. Updated Kitchen and Bathrooms. Volume Ceilings. Hurricane Shutters. Fruit Trees. Walking distance to Firefighters Park that offers Tennis, Basketball, Jog Path, Exercise, Soccer, Pavilions.	Serenity awaits at this 2/2 single family home in paradise gardens. Enjoy peaceful water views from your private dock or tranquil cool breezes off your screened and covered patio. Attached 1 car garage with 2 car driveway. Split floor plan. Spacious master. L-shaped living/ dining. Family room off kitchen. Florida room with wood burning fireplace. Open porch. Screened entry. Some repairs required. Association states hopa. Clubhouse, pool and fitness center. Cable, lawn care and exterior paint included in low monthly maintenance. No lease first year. Corporate buyers ok 2 pets permitted. Property is being sold "as is" and subject to hud guid...	.		Great property with a lot of potential... Investor opportunity.

Highlighted fields were changed by agent to reflect knowledge of this property.

Market
Activity:
Distressed



Address	1234 Sample Ave City, FL 33063	6126 NW 19th St Margate, FL 33063	6268 Seminole Ter Margate, FL 33063	2281 NW 65th Ave Margate, FL 33063	1930 NW 48th Ave Coconut Creek, FL 33063
Status	Subject Property	Distressed	Distressed	Pending	Distressed
Estimated Value	\$360,560	\$272,070	\$236,010	\$274,800	\$351,660
Amount	\$360,560 Sold Price	\$272,070 Est. Value	\$236,010 Est. Value	\$199,900 List Price	\$351,660 Est. Value
Past Due Amt.	—	—	—	—	—
Recording Date	8/20/20xx	12/13/1999	7/31/2018	—	6/1/2012
Days in RPR	—	—	—	—	—
Price Per Sq. Ft.	\$162	\$168	\$200	\$142	\$177
Bedrooms	4	3	2	3	4
Total Baths	3	2	2	2	3
Partial Baths	—	—	—	—	1
Total Rooms	8	—	—	—	—
Living Area	2,232	1,619	1,179	1,408	1,985
Lot Size	4,500 sq ft	9,706 sq ft	2,904 sq ft	8,416 sq ft	4,271 sq ft
Year Built	1993	1966	1996	1970	1996
Living Area Range (low)	—	—	—	—	—
Living Area Range (high)	—	—	—	—	—
Property Type	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence
Property Subtype	Single	Single Family	Single Family	Single	Single Family
MLS ID	<i>F10122077</i>	—	—	<i>F10170680</i>	—
Listing Broker	<i>Courtesy of Access USA Realty, Inc</i>	—	—	<i>Listing Courtesy of Lewis Real Estate Group Inc</i>	—
Description	<p>Backup offers welcome. Move-in Ready, Bright and Spacious home. A true Gem featuring 4 spacious Bedrooms and 3 Bathrooms, 2 Car Garage and a fenced backyard for privacy. HOA only \$62/Month. Freshly painted exterior and interior. New Water Heater. Granite Countertops. Stainless steel appliances. Updated Kitchen and Bathrooms. Volume Ceilings. Hurricane Shutters. Fruit Trees. Walking distance to Firefighters Park that offers Tennis, Basketball, Jog Path, Exercise, Soccer, Pavilions.</p>			<p>Great opportunity to own this 3br/2ba home located in margate. No age restriction. Close to shopping, schools, major roads and public transportation. Bring your offers. This is a homesteps property. Please see attached.</p>	

Highlighted fields were changed by agent to reflect knowledge of this property.

**Market Activity:
Expired**



Address	1234 Sample Ave City, FL 33063	6880 NW 16th St Margate, FL 33063	6931 NW 34th St Margate, FL 33063	6721 NW 22nd St Margate, FL 33063	1370 NW 70th Ln Margate, FL 33063
Status	Subject Property	Off Market	Off Market	Off Market	Off Market
Amount	\$360,560 Sold Price	\$234,670 Est. Value	\$368,080 Est. Value	\$327,150 Est. Value	\$261,650 Est. Value
Listing Date	-	-	-	-	-
Days in RPR	-	-	-	-	-
Price Per Sq. Ft.	\$162	\$148	\$204	\$150	\$155
Bedrooms	4	2	3	3	2
Total Baths	3	2	2	2	2
Partial Baths	-	-	-	-	-
Total Rooms	8	-	-	-	-
Living Area	2,232	1,587	1,808	2,175	1,690
Lot Size	4,500 sq ft	5,767 sq ft	6,414 sq ft	7,520 sq ft	5,632 sq ft
Year Built	1993	1971	1995	1971	1972
Living Area Range (low)	-	-	-	-	-
Living Area Range (high)	-	-	-	-	-
Property Type	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence
Property Subtype	Single	Single	Single	Single	Single
MLS ID	F10122077	F10147303	F10148743	F10157204	F10144726
Listing Broker	Courtesy of Access USA Realty, Inc	Courtesy of RE/MAX In Motion Inc	Courtesy of Berkshire Hathaway Home Service	Courtesy of Fidelity Real Estate Group LLC	Courtesy of Balistreri Realty Inc 2
Description	Backup offers welcome. Move-in Ready, Bright and Spacious home. A true Gem featuring 4 spacious Bedrooms and 3 Bathrooms, 2 Car Garage and a fenced backyard for privacy. HOA only \$62/Month. Freshly painted exterior and interior. New Water Heater. Granite Counter-tops. Stainless steel appliances. Updated Kitchen and Bathrooms. Volume Ceilings. Hurricane Shutters. Fruit Trees. Walking distance to Firefighters Park that offers Tennis, Basketball, Jog Path, Exercise, Soccer, Pavilions.	Exceptional beautiful spacious home backing unto larger canal and view of the adjacent canal. Upgraded granite kitchen counter tops, kitchen and pantry cupboards, impact windows and california shutters, ceramic tile floors throughout. this open floor plan has two large bedrooms and two baths with standing showers. An excellent find for someone looking for a home with extra wide doors for wheel chair access. There is a lift in the second bedroom to assist getting on the bed. Beautifully finished florida room overlooking the canals. The interior freshly painted in neutral decor. A double paved driveway with view of the streets and short wa...	Beautiful 3 bedroom 2 bath home/private gated community/ centrally located/ new kitchen with granite countertops/new washer and dryer/recently painted/home is ready for new tenants/vacant and ready	Beautiful 3 bedroom 2 bath home with concrete roof & 2 car garage! kitchen has an amazing open floor plan, with brand new stainless steel appliances, and recessed lighting. Family room has french doors leading out the oversized backyard with a breathtaking view of the water. Spacious master bedroom with a large walk in closet. All bedrooms have brand new carpeting. Brand new paint inside and out, brand new window treatments, huge laundry room with a sink, formal dining area & beautiful landscaping.	Price reduction! one of the largest models and superior corner lot in paradise gardens. 55+ community. 2/2 possible 3/2 split bedroom floor plan. Updated customized kitchen with open floor plan. This model has a large living room, 2 dining rooms, office and florida room that leads out to a tropical paradise. One car garage with plenty of extra storage. Very low hoa fees which includes clubhouse with full kitchen, heated salt water pool, exercise facility, pool tables and game room. Enjoy a safe friendly community close to shopping, doctor offices, banks and restaurants. Easily accessible public transportation. \$5,000 end of year credit to bu...

Highlighted fields were changed by agent to reflect knowledge of this property.

Market
 Activity:
 Expired



Address	1234 Sample Ave City, FL 33063	6820 Margate Blvd Margate, FL 33063	7830 Margate Blvd Margate, FL 33063	5813 NW 20th St Margate, FL 33063	3085 Bayberry Way Margate, FL 33063
Status	Subject Property	Off Market	Off Market	Off Market	Off Market
Amount	\$360,560 Sold Price	\$242,550 Est. Value	\$238,360 Est. Value	\$230,820 Est. Value	\$373,100 Est. Value
Listing Date	-	-	-	-	-
Days in RPR	-	-	-	-	-
Price Per Sq. Ft.	\$162	\$193	\$141	\$164	\$170
Bedrooms	4	2	2	2	3
Total Baths	3	2	2	2	3
Partial Baths	-	-	-	-	1
Total Rooms	8	-	2	-	1
Living Area	2,232	1,257	1,690	1,409	2,190
Lot Size	4,500 sq ft	4,792 sq ft	6,660 sq ft	9,510 sq ft	6,117 sq ft
Year Built	1993	1970	1973	1959	1994
Living Area Range (low)	-	-	-	-	-
Living Area Range (high)	-	-	-	-	-
Property Type	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence
Property Subtype	Single	Single	Single	Single	Single
MLS ID	F10122077	F10140692	F10157756	F10154671	F10136906
Listing Broker	Courtesy of Access USA Realty, Inc	Courtesy of Home Wise Realty Group, Inc.	Courtesy of RE/MAX In Motion Inc	Courtesy of Happy Homes Florida Real Estate	Courtesy of RE/MAX In Motion Inc
Description	Backup offers welcome. Move-in Ready, Bright and Spacious home. A true Gem featuring 4 spacious Bedrooms and 3 Bathrooms, 2 Car Garage and a fenced backyard for privacy. HOA only \$62/Month. Freshly painted exterior and interior. New Water Heater. Granite Counter-tops. Stainless steel appliances. Updated Kitchen and Bathrooms. Volume Ceilings. Hurricane Shutters. Fruit Trees. Walking distance to Firefighters Park that offers Tennis, Basketball, Jog Path, Exercise, Soccer, Pavilions.	Totally upgraded home located in quiet 55+ neighborhood in the heart of margate. Home features marble looking tiled floors throughout; state-of-the-art eat-in kitchen with marble counter-top and back splash; recess lighting; all stainless steel kitchen appliances including double oven and over the range microwave; washer and dryer; brand new master bathroom with the most elegant shower and light fixtures; huge walk-in closet in master bedroom; large family room with breakfast nook; beautifully landscaped property, washer and dryer, 1 car garage with automatic door opener. Lounge by the community pool, work out at the gym or get involved in l...	Great community with low maintenance (includes painting of the outside of the house). Newer baths, kitchen, flooring and air. Granite counters. Large square footage. Sought after 2 car garage with door opener. Wide concrete driveway. Handicap accessible. 2nd bedroom could be another master or perfect for a mother-in-law suite. Near all stores and conveniences, owner must be 55 years old and no persons under 18 can be permanent residents (per association). Pleasure to show.	Back on market! buyer's financing fell through so great opportunity for you. Amazing updated home located on cul-de-sac in a quiet and safe neighborhood with beautiful canal view. Home features high impact windows, newly renovated bathrooms and a huge lot for growth. Location is nearby excellent schools, shopping and minutes to tumpike. Easy to show so schedule today!	Beautiful, waterfront house for sale, 2 story home featuring: 3 bedrooms, 2.5 baths, 2 car garage, updated kitchen & baths with granite counters in an open kitchen & breakfast nook, snack bar, all tiled on first floor & wood floors on 2nd floor, master bedroom features sitting area, walk-in closet, his & hers sinks, large garden tub separate from shower, lake view throughout home (a/c 2017) community pool in walking distance..call listing realtor and make your offer today!

Highlighted fields were changed by agent to reflect knowledge of this property.

Recommended Pricing Strategy

This chart compares the high, low and median price of homes in various listing statuses in the subject property's ZIP code to help determine the asking price for the subject property. The prices of the User Selected Comps are sold prices where available.

	Market Activity For Sale Listings	Market Activity Distressed	Market Activity Expired Listings	Market Activity Pending Sales	Market Activity Sold
Lowest Price	\$189,000	\$199,900	\$240,000	\$99,900	\$205,000
Median Price	\$225,000	\$265,285	\$265,000	\$260,000	\$260,950
Highest Price	\$385,000	\$351,660	\$369,900	\$429,000	\$480,000
Median Price Per Sq. Ft.	\$182	\$172	\$166	\$176	\$169
Median Days in RPR	1	15	–	87	–

Sold Price Comparison

This section compares prices for properties in the subject property's ZIP code with a similar number of beds and baths, sold within the past 90 days.

	Sold Price	Price Per Sq. Ft.
Lowest Price	\$369,000	\$174
Median Price	\$379,000	\$170
High Price	\$480,000	\$191