

# Unit 804 - Palm Aire 40

804 - 3051 N Course Dr, Pompano Beach, FL, Broward 33069

## Unit Information

MLS Number:	A11421275
Status:	Active
Size:	1,100 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	Assigned Parking
View:	
List Price:	\$357,000
List PPSF:	\$325
Valuated Price:	\$233,000
Valuated PPSF:	\$203

*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.*

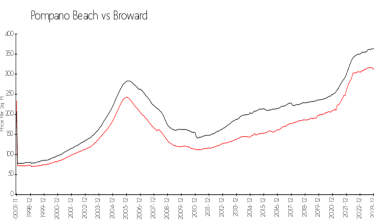
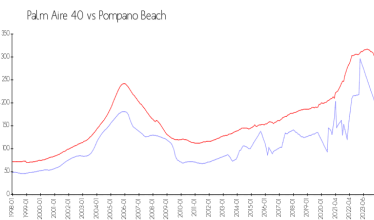
## Building Information

Number of units:	107
Number of active listings for rent:	0
Number of active listings for sale:	6
Building inventory for sale:	5%
Number of sales over the last 12 months:	0
Number of sales over the last 6 months:	0
Number of sales over the last 3 months:	0

## Building Association Information

Mwi/Campbell Management Co, Palm Aire Country Club Condominium Association  
 3500 Gateway Drive # 202  
 Pompano Beach, FL 33069-4870  
 (954) 968-4481

## Market Information



Palm Aire 40:	\$199/sq. ft.	Pompano Beach:	\$300/sq. ft.
Pompano Beach:	\$300/sq. ft.	Broward:	\$348/sq. ft.

## Inventory for Sale

Palm Aire 40	6%
Pompano Beach	3%
Broward	3%

## Avg. Time to Close Over Last 12 Months

Palm Aire 40	52 days
Pompano Beach	72 days
Broward	67 days

