

# Unit 801 - Palm Aire 50

801 - 3090 N Course Dr, Pompano Beach, FL, Broward 33069

## Unit Information

MLS Number: A11438949  
 Status: Active  
 Size: 1,390 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: Assigned Parking, Guest Parking  
 View:  
 List Price: \$310,000  
 List PPSF: \$223  
 Valuated Price: \$289,000  
 Valuated PPSF: \$193

*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: 5  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 7  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 2

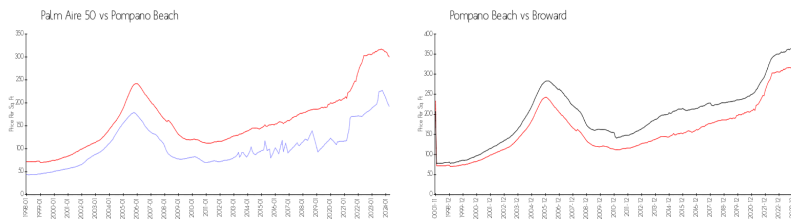
## Building Association Information

Building 50 Of Palm Aire  
 3090 N Course Dr , Pompano Beach FL 33069  
 (954)971-2442

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
908	1,100 sq ft	Mar 2024	\$185,000	\$168
408	1,130 sq ft	Mar 2024	\$175,000	\$155
107	2,100 sq ft	Dec 2023	\$525,000	\$250
311	1,100 sq ft	Oct 2023	\$285,000	\$259
601	1,500 sq ft	Oct 2023	\$290,000	\$193

## Market Information



Palm Aire 50: \$192/sq. ft. Pompano Beach: \$300/sq. ft.  
 Pompano Beach: \$300/sq. ft. Broward: \$348/sq. ft.

## Inventory for Sale

Palm Aire 50: 5%  
 Pompano Beach: 3%  
 Broward: 3%

## Avg. Time to Close Over Last 12 Months



Palm Aire 50  
Pompano Beach  
Broward

47 days  
72 days  
67 days