

Unit 308 - Palm Aire 7

308 - 2801 N Palm Aire Dr, Pompano Beach, FL, Broward 33069

Unit Information

MLS Number:	A11498684
Status:	Active
Size:	1,100 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Guest Parking
View:	
List Price:	\$299,000
List PPSF:	\$272
Valuated Price:	\$209,000
Valuated PPSF:	\$182

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:	60
Number of active listings for rent:	0
Number of active listings for sale:	8
Building inventory for sale:	13%
Number of sales over the last 12 months:	3
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	0

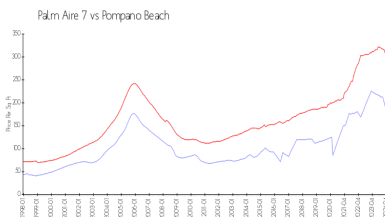
Building Association Information

PALM-AIRE COUNTRY CLUB CONDOMINIUM ASSOCIATION NO 6, INC C/O M&M Property Management, LLC 1412 S. Powerline Rd. Pompano Beach, FL 33069
Phone: (954) 582-4400 Fax: (954) 582-4407

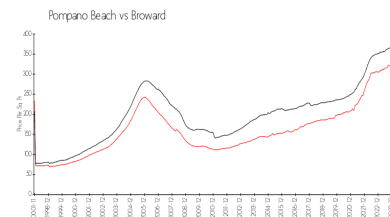
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
603	1,140 sq ft	Jan 2024	\$250,000	\$219
610PH	1,500 sq ft	Nov 2023	\$295,000	\$197
201	1,390 sq ft	Nov 2023	\$250,000	\$180

Market Information



Palm Aire 7: \$182/sq. ft.
Pompano Beach: \$308/sq. ft.



Pompano Beach: \$308/sq. ft.
Broward: \$351/sq. ft.

Inventory for Sale

Palm Aire 7	13%
Pompano Beach	3%
Broward	4%

Avg. Time to Close Over Last 12 Months

Palm Aire 7	39 days
-------------	---------



Pompano Beach
Broward

72 days
67 days