

# 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: \$210,000  
 Valuated PPSF: \$183

*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: 3  
 Number of sales over the last 3 months: 0

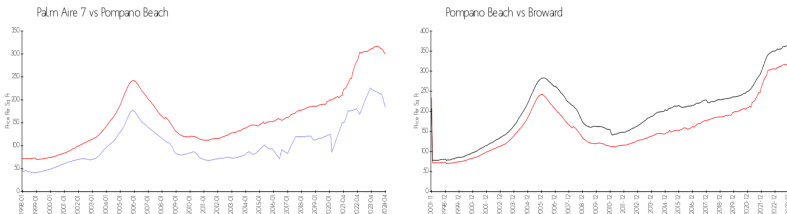
## Building Association Information

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: \$184/sq. ft.  
 Pompano Beach: \$300/sq. ft.  
 Pompano Beach: \$300/sq. ft.  
 Broward: \$348/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months

Palm Aire 7: 39 days



Pompano Beach  
Broward

72 days  
67 days