

# Unit 702 - Palm Aire 49

702 - 3091 N Course Dr, Pompano Beach, FL, Broward 33069

## Unit Information

MLS Number:	A11528787
Status:	Active
Size:	1,064 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Detached
View:	
List Price:	\$339,000
List PPSF:	\$319
Valuated Price:	\$322,000
Valuated PPSF:	\$280

*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:	80
Number of active listings for rent:	0
Number of active listings for sale:	1
Building inventory for sale:	1%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	1

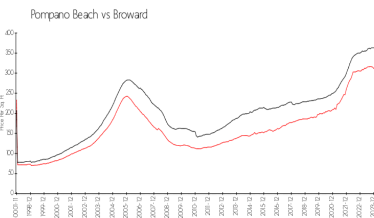
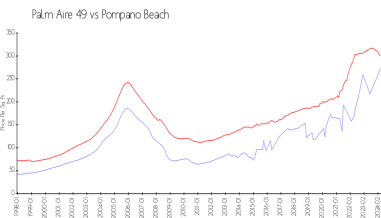
## Building Association Information

Building 49 of Palm Aire  
 3091 N Course Dr, Pompano Beach,  
 FL 33069  
 (954) 971-2431

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
207	1,150 sq ft	Mar 2024	\$296,000	\$257
710	1,500 sq ft	Jan 2024	\$385,000	\$257
405	1,150 sq ft	Jan 2024	\$248,000	\$216
206	1,150 sq ft	Dec 2023	\$265,000	\$230
605	1,064 sq ft	Jul 2023	\$255,000	\$240

## Market Information



Palm Aire 49: \$272/sq. ft.  
 Pompano Beach: \$300/sq. ft.

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 Broward: \$348/sq. ft.

## Inventory for Sale

Palm Aire 49	1%
Pompano Beach	3%
Broward	3%



## **Avg. Time to Close Over Last 12 Months**

Palm Aire 49	62 days
Pompano Beach	72 days
Broward	67 days