

Unit 404 - Palm Aire 22

404 - 2681 S Course Dr, Pompano Beach, FL, Broward 33069

Unit Information

MLS Number:	A11544093
Status:	Active
Size:	1,100 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	Assigned Parking, Guest Parking
View:	
List Price:	\$270,000
List PPSF:	\$245
Valuated Price:	\$241,000
Valuated PPSF:	\$210

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:	3
Building inventory for sale:	2%
Number of sales over the last 12 months:	8
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	2

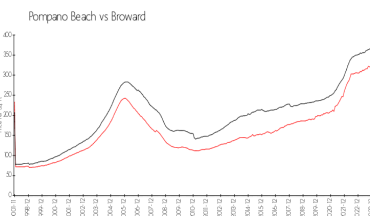
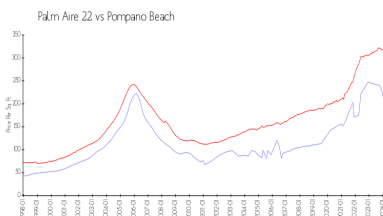
Building Association Information

Palm Aire Condo Assoc-Bldg 22
2681 S Course Dr
Pompano Beach FL 33069
954-972-7136

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
508	1,130 sq ft	Apr 2024	\$219,950	\$195
903	1,100 sq ft	Apr 2024	\$210,000	\$191
307	1,710 sq ft	Feb 2024	\$399,000	\$233
803	1,100 sq ft	Jan 2024	\$201,000	\$183
712	1,390 sq ft	Oct 2023	\$299,000	\$215
101	1,390 sq ft	Oct 2023	\$386,500	\$278

Market Information



Palm Aire 22:	\$208/sq. ft.	Pompano Beach:	\$308/sq. ft.
Pompano Beach:	\$308/sq. ft.	Broward:	\$351/sq. ft.

Inventory for Sale

Palm Aire 22	3%
Pompano Beach	3%
Broward	4%



Avg. Time to Close Over Last 12 Months

Palm Aire 22	74 days
Pompano Beach	72 days
Broward	67 days