

Unit 701 - Palm Aire 8

701 - 3050 N Palm Aire Dr, Pompano Beach, FL, Broward 33069

Unit Information

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|-----------------|--|
| MLS Number: | A11551058 |
| Status: | Active |
| Size: | 1,390 Sq ft. |
| Bedrooms: | 3 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | |
| Parking Spaces: | 1 Space,Assigned Parking,Guest Parking |
| View: | |
| List Price: | \$329,000 |
| List PPSF: | \$237 |
| Valuated Price: | \$234,000 |
| Valuated PPSF: | \$156 |

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

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|--|----|
| Number of units: | 90 |
| Number of active listings for rent: | 0 |
| Number of active listings for sale: | 5 |
| Building inventory for sale: | 5% |
| Number of sales over the last 12 months: | 4 |
| Number of sales over the last 6 months: | 3 |
| Number of sales over the last 3 months: | 0 |

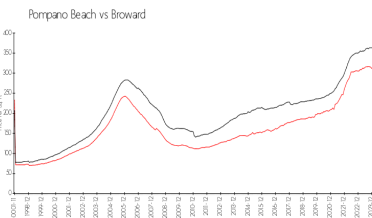
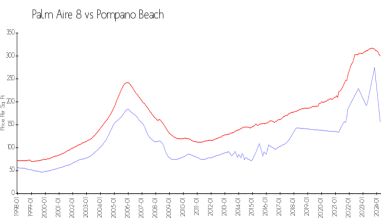
Building Association Information

Palm-Aire Country Club Condominium Association NO 8, Inc
 C/O M&M Property Management, LLC
 1412 S. Powerline Road
 Pompano Beach, FL 33069
 (954) 582-4400

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 903 | 1,100 sq ft | Dec 2023 | \$232,500 | \$211 |
| 505 | 852 sq ft | Dec 2023 | \$147,000 | \$173 |
| 102 | 1,150 sq ft | Nov 2023 | \$298,000 | \$259 |
| 909 | 1,100 sq ft | Oct 2023 | \$250,000 | \$227 |

Market Information



| | | | |
|----------------|---------------|----------------|---------------|
| Palm Aire 8: | \$156/sq. ft. | Pompano Beach: | \$300/sq. ft. |
| Pompano Beach: | \$300/sq. ft. | Broward: | \$348/sq. ft. |

Inventory for Sale

| | |
|---------------|----|
| Palm Aire 8 | 6% |
| Pompano Beach | 3% |
| Broward | 3% |



Avg. Time to Close Over Last 12 Months

| | |
|---------------|---------|
| Palm Aire 8 | 54 days |
| Pompano Beach | 72 days |
| Broward | 67 days |