

# Unit 201 - Palm Aire 34

201 - 3051 S Palm Aire Dr, Pompano Beach, FL, Broward 33069

## Unit Information

MLS Number: A11559636  
 Status: Active  
 Size: 1,390 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Guest Parking  
 View:  
 List Price: \$400,000  
 List PPSF: \$288  
 Valuated Price: \$344,000  
 Valuated PPSF: \$229

*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: 40  
 Number of active listings for rent: 0  
 Number of active listings for sale: 2  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 4  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 0

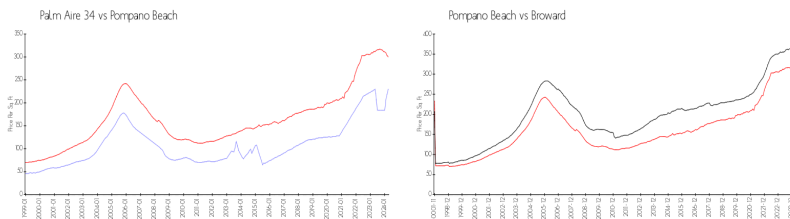
## Building Association Information

Mwi/Campbell Management Co, Palm Aire Country Club Condominium Association  
 3500 Gateway Drive # 202  
 Pompano Beach, FL 33069-4870  
 (954) 968-4481

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
106	1,150 sq ft	Feb 2024	\$235,000	\$204
207	1,064 sq ft	Jan 2024	\$210,000	\$197
206	1,150 sq ft	Jul 2023	\$210,000	\$183
108	1,064 sq ft	May 2023	\$260,000	\$244

## Market Information



Palm Aire 34: \$230/sq. ft.  
 Pompano Beach: \$300/sq. ft.  
 Pompano Beach: \$300/sq. ft.  
 Broward: \$348/sq. ft.

## Inventory for Sale

Palm Aire 34: 5%  
 Pompano Beach: 3%  
 Broward: 3%

## Avg. Time to Close Over Last 12 Months



Palm Aire 34  
Pompano Beach  
Broward

85 days  
72 days  
67 days