

# Unit 602 - Palm Aire 52

602 - 3095 N Course Dr, Pompano Beach, FL, Broward 33069

## Unit Information

MLS Number:	A11560649
Status:	Active
Size:	1,620 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space,2 Or More Spaces,Additional Spaces Available
View:	
List Price:	\$470,000
List PPSF:	\$290
Valuated Price:	\$361,000
Valuated PPSF:	\$211

*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:	119
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:	6
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	1

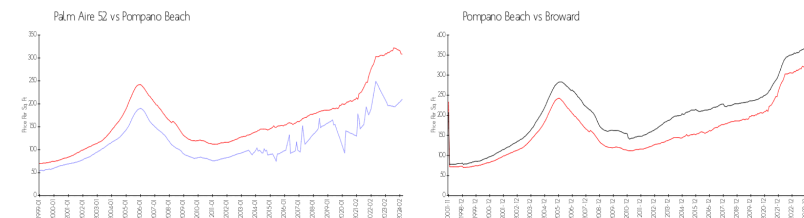
## Building Association Information

Palm Aire Condo Fifty One  
3080 N Course Drive  
Pompano Beach, FL 33069-6205  
(954) 971-2710

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
809	1,710 sq ft	Apr 2024	\$308,000	\$180
507	2,098 sq ft	Nov 2023	\$380,000	\$181
1009	1,710 sq ft	Oct 2023	\$329,000	\$192
211	1,710 sq ft	Oct 2023	\$330,000	\$193
104	1,710 sq ft	Oct 2023	\$323,000	\$189

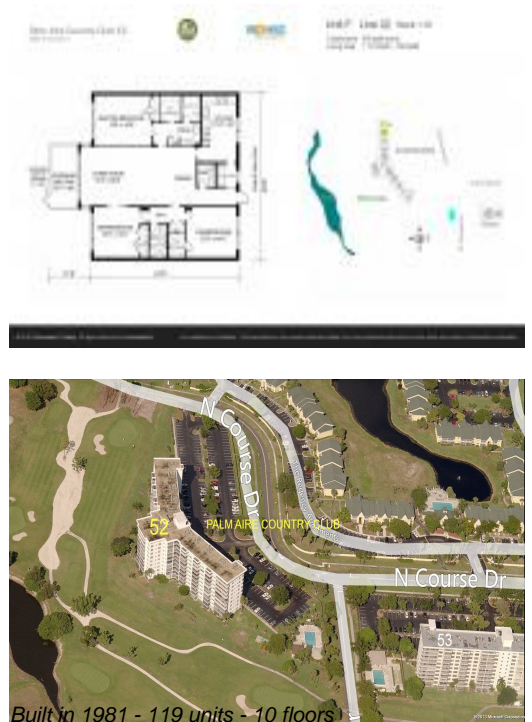
## Market Information



Palm Aire 52:	\$210/sq. ft.	Pompano Beach:	\$308/sq. ft.
Pompano Beach:	\$308/sq. ft.	Broward:	\$351/sq. ft.

## Inventory for Sale

Palm Aire 52	3%
Pompano Beach	3%
Broward	4%



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

Palm Aire 52	50 days
Pompano Beach	72 days
Broward	67 days