

Unit 409 - Palm Aire 13

409 - 3300 N Palm Aire Dr, Pompano Beach, FL, Broward 33069

Unit Information

MLS Number:	A11579611
Status:	Active
Size:	1,100 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	
List Price:	\$274,900
List PPSF:	\$250
Valuated Price:	\$206,000
Valuated PPSF:	\$179

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:	90
Number of active listings for rent:	0
Number of active listings for sale:	7
Building inventory for sale:	7%
Number of sales over the last 12 months:	1
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	0

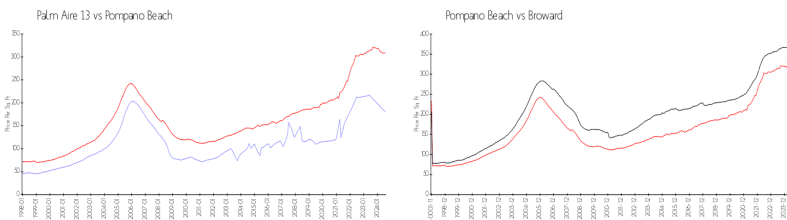
Building Association Information

Palm-Aire Country Club Condominium Association, No. 12 Inc. 3500 Gateway Drive Suite 202
 Pompano Beach, Florida 33069
 Management Telephone: (954) 968-4481 Maintenance Telephone: (954) 968-4484

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
704	1,150 sq ft	Apr 2024	\$169,900	\$148

Market Information



Palm Aire 13:	\$180/sq. ft.	Pompano Beach:	\$308/sq. ft.
Pompano Beach:	\$308/sq. ft.	Broward:	\$346/sq. ft.

Inventory for Sale

Palm Aire 13	8%
Pompano Beach	4%
Broward	4%

Avg. Time to Close Over Last 12 Months

Palm Aire 13	97 days
Pompano Beach	77 days



Broward

72 days