

# Unit 409 - Palm Aire 31

409 - 2901 S Palm Aire Dr, Pompano Beach, FL, Broward 33069

## Unit Information

MLS Number:	A11584807
Status:	Active
Size:	1,100 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space, Guest Parking
View:	
List Price:	\$275,000
List PPSF:	\$250
Valuated Price:	\$275,000
Valuated PPSF:	\$239

*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:	60
Number of active listings for rent:	0
Number of active listings for sale:	2
Building inventory for sale:	3%
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:	1

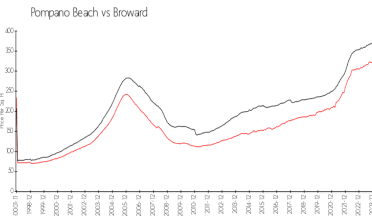
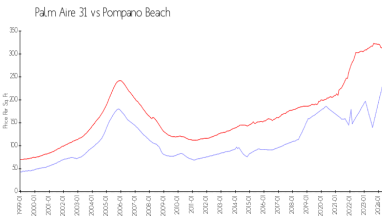
## Building Association Information

Palm-Aire Resort Palms Country Club Pompano Beach, FL 33060  
(954) 968-2705

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
106	960 sq ft	May 2024	\$239,000	\$249
102	1,100 sq ft	Feb 2024	\$260,000	\$236
405	960 sq ft	Nov 2023	\$202,000	\$210
404	900 sq ft	Aug 2023	\$135,000	\$150

## Market Information



Palm Aire 31:	\$238/sq. ft.	Pompano Beach:	\$313/sq. ft.
Pompano Beach:	\$313/sq. ft.	Broward:	\$351/sq. ft.

## Inventory for Sale

Palm Aire 31	3%
Pompano Beach	3%
Broward	4%

## Avg. Time to Close Over Last 12 Months

Palm Aire 31	71 days
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Pompano Beach  
Broward

75 days  
69 days