

Unit 3500 Oaks Clubhouse Dr # 302 - Royal Point at Palm Aire

3500 Oaks Clubhouse Dr # 302 - 3600 Oaks Clubhouse Dr, Pompano Beach, FL, Broward 33069

Unit Information

MLS Number:	A11592241
Status:	Active
Size:	1,146 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	
List Price:	\$349,900
List PPSF:	\$305
Valuated Price:	\$126,000
Valuated PPSF:	\$110

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:	110
Number of active listings for rent:	0
Number of active listings for sale:	4
Building inventory for sale:	3%
Number of sales over the last 12 months:	5
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	1

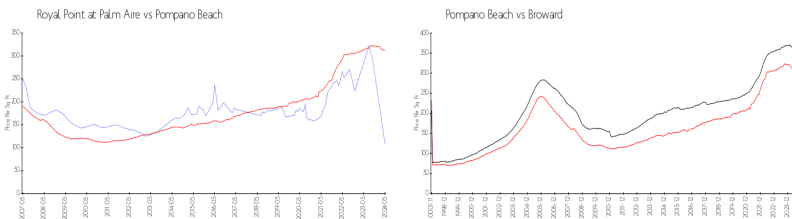
Building Association Information

Royal Point Palm Aire Condo Assoc
 3600 Oaks Clubhouse Drive
 Pompano Beach, FL 33069 - View Map
 Phone: (954) 978-8300

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
303	1,146 sq ft	Jun 2024	\$299,000	\$261
206	1,516 sq ft	Jan 2024	\$340,000	\$224
401	1,707 sq ft	Nov 2023	\$395,000	\$231
508	1,146 sq ft	Oct 2023	\$345,000	\$301
303	1,146 sq ft	Aug 2023	\$355,000	\$310

Market Information



Royal Point at Palm Aire:	\$109/sq. ft.	Pompano Beach:	\$313/sq. ft.
Pompano Beach:	\$313/sq. ft.	Broward:	\$351/sq. ft.

Inventory for Sale

Royal Point at Palm Aire 4%



Pompano Beach	3%
Broward	4%

Avg. Time to Close Over Last 12 Months

Royal Point at Palm Aire	80 days
Pompano Beach	75 days
Broward	69 days