

# Unit 1009 - Palm Aire 61

1009 - 575 Oaks Ln, Pompano Beach, FL, Broward 33069

## Unit Information

MLS Number:	A11608928
Status:	Active
Size:	1,064 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	
List Price:	\$285,000
List PPSF:	\$268
Valuated Price:	\$230,000
Valuated PPSF:	\$200

*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:	100
Number of active listings for rent:	0
Number of active listings for sale:	5
Building inventory for sale:	5%
Number of sales over the last 12 months:	9
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	1

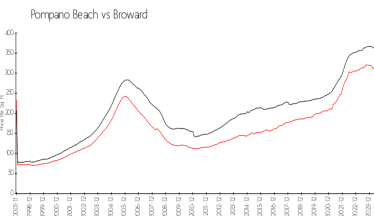
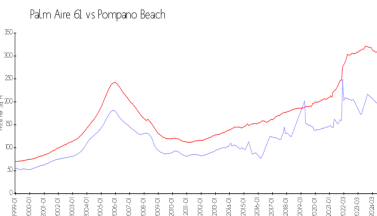
## Building Association Information

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
702	1,150 sq ft	Jun 2024	\$217,000	\$189
505	960 sq ft	Mar 2024	\$205,000	\$214
1005	960 sq ft	Mar 2024	\$228,500	\$238
603	1,150 sq ft	Mar 2024	\$318,000	\$277
306	1,150 sq ft	Dec 2023	\$205,000	\$178
1004	900 sq ft	Dec 2023	\$200,000	\$222

## Market Information



Palm Aire 61:	\$194/sq. ft.	Pompano Beach:	\$308/sq. ft.
Pompano Beach:	\$308/sq. ft.	Broward:	\$346/sq. ft.

## Inventory for Sale

Palm Aire 61	5%
Pompano Beach	4%
Broward	4%



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

Palm Aire 61	90 days
Pompano Beach	77 days
Broward	72 days