

# Unit 406 - Palm Aire 111

406 - 535 Oaks Dr, Pompano Beach, FL, Broward 33069

## Unit Information

MLS Number: A11613134  
 Status: Active  
 Size: 1,298 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Additional Spaces Available, Guest Parking

View:  
 List Price: \$315,000  
 List PPSF: \$243  
 Valuated Price: \$230,000  
 Valuated PPSF: \$169

*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: 50  
 Number of active listings for rent: 0  
 Number of active listings for sale: 5  
 Building inventory for sale: 10%  
 Number of sales over the last 12 months: 2  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 0

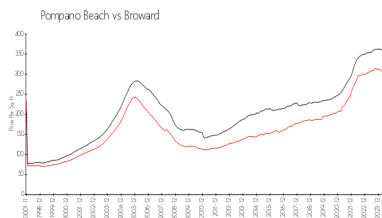
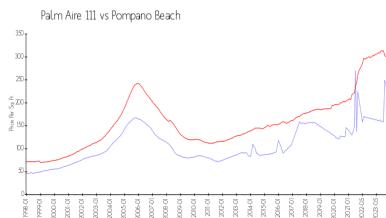
## Building Association Information

Palm Aire  
 2600 Palm Aire Drive North  
 Pompano Beach, FL 33069  
 Administration: 954-975-6225

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
304	1,260 sq ft	Jun 2024	\$305,000	\$242
207	1,260 sq ft	May 2024	\$310,000	\$246

## Market Information



Palm Aire 111:	\$167/sq. ft.	Pompano Beach:	\$299/sq. ft.
Pompano Beach:	\$299/sq. ft.	Broward:	\$340/sq. ft.

## Inventory for Sale

Palm Aire 111	10%
Pompano Beach	4%
Broward	4%

## Avg. Time to Close Over Last 12 Months

Palm Aire 111	49 days
Pompano Beach	79 days
Broward	74 days

