

# Unit 312 - Palm Aire 103

312 - 4020 W Palm Aire Dr, Pompano Beach, FL, Broward 33069

## Unit Information

MLS Number:	A11614612
Status:	Active
Size:	1,390 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	Assigned Parking,Guest Parking
View:	
List Price:	\$332,000
List PPSF:	\$239
Valuated Price:	\$301,000
Valuated PPSF:	\$201

*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:	59
Number of active listings for rent:	0
Number of active listings for sale:	8
Building inventory for sale:	13%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	2

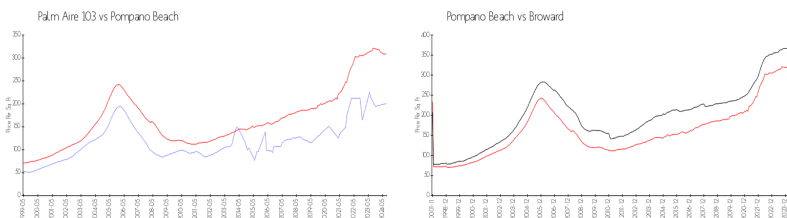
## Building Association Information

Palm Aire Country Club  
2600 N Palm Aire Dr, Pompano Beach,  
FL 33069  
(954) 975-6225

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
402	1,620 sq ft	Aug 2024	\$300,000	\$185
511	1,710 sq ft	Aug 2024	\$397,000	\$232
306	1,840 sq ft	Feb 2024	\$487,000	\$265
209	1,710 sq ft	Dec 2023	\$295,000	\$173
304	1,710 sq ft	Nov 2023	\$385,000	\$225
307	1,716 sq ft	Nov 2023	\$298,000	\$174

## Market Information



Palm Aire 103:	\$201/sq. ft.	Pompano Beach:	\$308/sq. ft.
Pompano Beach:	\$308/sq. ft.	Broward:	\$346/sq. ft.

## Inventory for Sale

Palm Aire 103	14%
Pompano Beach	4%
Broward	4%



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

Palm Aire 103	69 days
Pompano Beach	77 days
Broward	72 days