

# Unit 3500 Oaks Clubhouse Dr # 501 - Royal Point at Palm Aire

3500 Oaks Clubhouse Dr # 501 - 3600 Oaks Clubhouse Dr, Pompano Beach, FL, Broward 33069

## Unit Information

MLS Number: A11639432  
 Status: Active  
 Size: 1,707 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 2 Or More Spaces, Deeded Parking, Guest Parking  
 View:  
 List Price: \$469,000  
 List PPSF: \$275  
 Valuated Price: \$477,000  
 Valuated PPSF: \$297

*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: 4  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 1

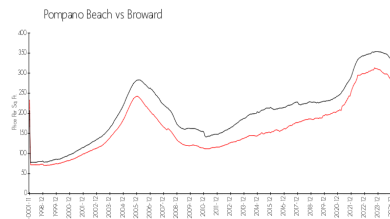
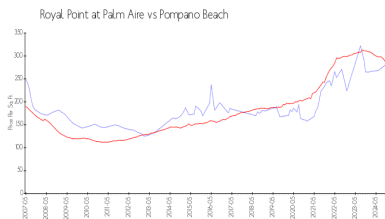
## Building Association Information

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
108	1,146 sq ft	Dec 2024	\$349,000	\$305
202	1,146 sq ft	Jul 2024	\$310,000	\$271
210	1,146 sq ft	Jun 2024	\$320,000	\$279
303	1,146 sq ft	Jun 2024	\$299,000	\$261

## Market Information



Royal Point at Palm Aire: \$287/sq. ft.  
 Pompano Beach: \$177/sq. ft.

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 Broward: \$334/sq. ft.

## Inventory for Sale

Royal Point at Palm Aire: 4%  
 Pompano Beach: 5%  
 Broward: 5%



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

Royal Point at Palm Aire	103 days
Pompano Beach	80 days
Broward	78 days