

# Unit 404 - Palm Aire 6

404 - 2751 N Palm Aire Dr, Pompano Beach, FL, Broward 33069

## Unit Information

MLS Number: A11643849  
Status: Active  
Size: 900 Sq ft.  
Bedrooms: 1  
Full Bathrooms: 1  
Half Bathrooms: 1  
Parking Spaces: 1 Space  
View:  
List Price: \$255,000  
List PPSF: \$283  
Valuated Price: \$151,000  
Valuated PPSF: \$157

*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: 60  
Number of active listings for rent: 0  
Number of active listings for sale: 6  
Building inventory for sale: 10%  
Number of sales over the last 12 months: 2  
Number of sales over the last 6 months: 1  
Number of sales over the last 3 months: 1

## Building Association Information

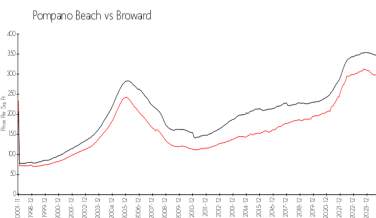
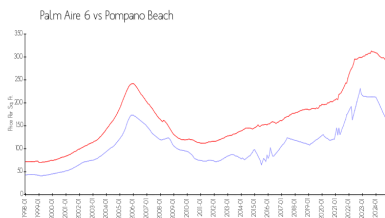
PALM-AIRE COUNTRY CLUB CONDOMINIUM ASSOCIATION NO 6, INC  
C/O M&M Property Management, LLC  
1412 S. Powerline Rd.  
Pompano Beach, FL 33069  
Phone: (954) 582-4400  
Fax: (954) 582-4407

[http://www.palmaire6.com/palmaire/outside\\_home.asp](http://www.palmaire6.com/palmaire/outside_home.asp)

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
605	900 sq ft	Dec 2024	\$122,500	\$136
503	1,064 sq ft	Jul 2024	\$195,000	\$183

## Market Information



Palm Aire 6:	\$156/sq. ft.	Pompano Beach:	\$177/sq. ft.
Pompano Beach:	\$177/sq. ft.	Broward:	\$334/sq. ft.

## Inventory for Sale

Palm Aire 6: 10%  
Pompano Beach: 5%  
Broward: 5%

## Avg. Time to Close Over Last 12 Months

Palm Aire 6  
Pompano Beach  
Broward

62 days  
80 days  
78 days