

# Unit 208 - Palm Aire 113

208 - 3520 Oaks Wy, Pompano Beach, FL, Broward 33096

## Unit Information

MLS Number: A11665725  
 Status: Active  
 Size: 1,620 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space, Guest Parking  
 View:  
 List Price: \$360,000  
 List PPSF: \$222  
 Valuated Price: \$312,000  
 Valuated PPSF: \$182

*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: 6  
 Building inventory for sale: 6%  
 Number of sales over the last 12 months: 5  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 0

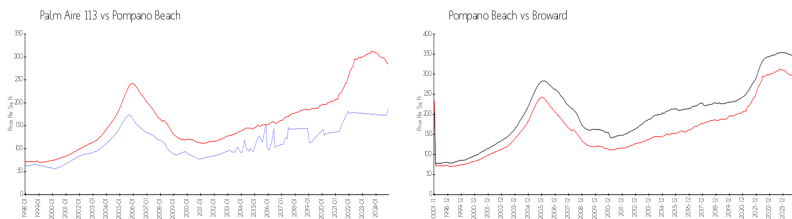
## Building Association Information

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
1001	1,500 sq ft	Oct 2024	\$270,000	\$180
104	1,710 sq ft	May 2024	\$275,000	\$161
504	1,710 sq ft	May 2024	\$292,403	\$171
503	1,710 sq ft	Mar 2024	\$305,000	\$178
903	1,710 sq ft	Feb 2024	\$270,000	\$158

## Market Information



Palm Aire 113: \$189/sq. ft. Pompano Beach: \$177/sq. ft.  
 Pompano Beach: \$177/sq. ft. Broward: \$334/sq. ft.

## Inventory for Sale

Palm Aire 113: 6%  
 Pompano Beach: 5%  
 Broward: 5%

## Avg. Time to Close Over Last 12 Months

Palm Aire 113: 54 days  
 Pompano Beach: 80 days



Broward

78 days