

Unit 406 - Palm Aire 12

406 - 3250 N Palm Aire Dr, Pompano Beach, FL, Broward 33069

Unit Information

MLS Number: A11668607
 Status: Active
 Size: 1,100 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space, Guest Parking
 View:
 List Price: \$188,900
 List PPSF: \$172
 Valuated Price: \$189,000
 Valuated PPSF: \$164

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: 90
 Number of active listings for rent: 0
 Number of active listings for sale: 2
 Building inventory for sale: 2%
 Number of sales over the last 12 months: 4
 Number of sales over the last 6 months: 2
 Number of sales over the last 3 months: 2

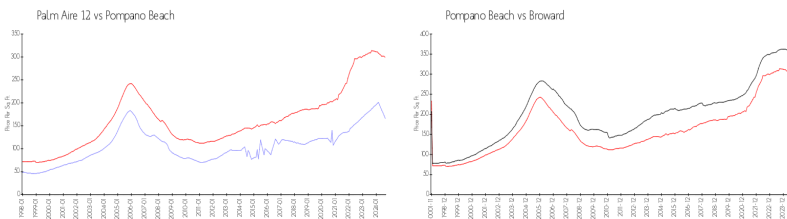
Building Association Information

Palm-Aire Country Club Condominium Association, No. 12 Inc.
 3500 Gateway Drive Suite 202
 Pompano Beach, Florida 33069
 Management Telephone: (954) 968-4481
 Maintenance Telephone: (954) 968-4484

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
202	1,200 sq ft	Oct 2024	\$163,000	\$136
107	1,100 sq ft	Sep 2024	\$175,000	\$159
401	1,500 sq ft	Mar 2024	\$298,000	\$199
810	1,390 sq ft	Jan 2024	\$295,000	\$212

Market Information



Palm Aire 12: \$166/sq. ft. Pompano Beach: \$299/sq. ft.
 Pompano Beach: \$299/sq. ft. Broward: \$339/sq. ft.

Inventory for Sale

Palm Aire 12: 2%
 Pompano Beach: 4%
 Broward: 4%

Avg. Time to Close Over Last 12 Months

Palm Aire 12: 77 days
 Pompano Beach: 79 days



Broward

74 days