

# Unit 201 - Palm Aire 70

201 - 3800 Oaks Clubhouse Dr, Pompano Beach, FL, Broward 33069

## Unit Information

|                 |   |
|-----------------|---|
| MLS Number:     | A11689418                                       |
| Status:         | Active  |
| Size:           | 1,390 Sq ft.                                    |
| Bedrooms:       | 3   |
| Full Bathrooms: | 2   |
| Half Bathrooms: |   |
| Parking Spaces: | 2 Or More Spaces,Assigned Parking,Guest Parking |
| View:           |   |
| List Price:     | \$415,000                                       |
| List PPSF:      | \$299   |
| Valuated Price: | \$333,000                                       |
| Valuated PPSF:  | \$194   |

*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:      | 2  |
| Building inventory for sale:             | 3% |
| Number of sales over the last 12 months: | 4  |
| Number of sales over the last 6 months:  | 3  |
| Number of sales over the last 3 months:  | 2  |

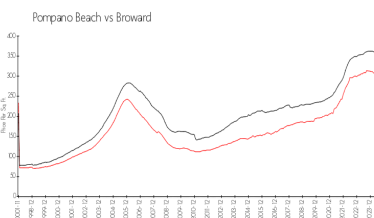
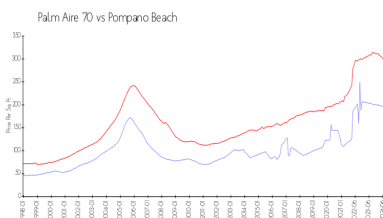
## Building Association Information

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  |
|--------|-------------|--------------|------------|-------|
| 411    | 1,064 sq ft | Nov 2024     | \$192,000  | \$180 |
| 508    | 1,307 sq ft | Sep 2024     | \$240,000  | \$184 |
| 206    | 1,954 sq ft | Aug 2024     | \$350,000  | \$179 |
| 202    | 1,064 sq ft | May 2024     | \$175,000  | \$164 |

## Market Information



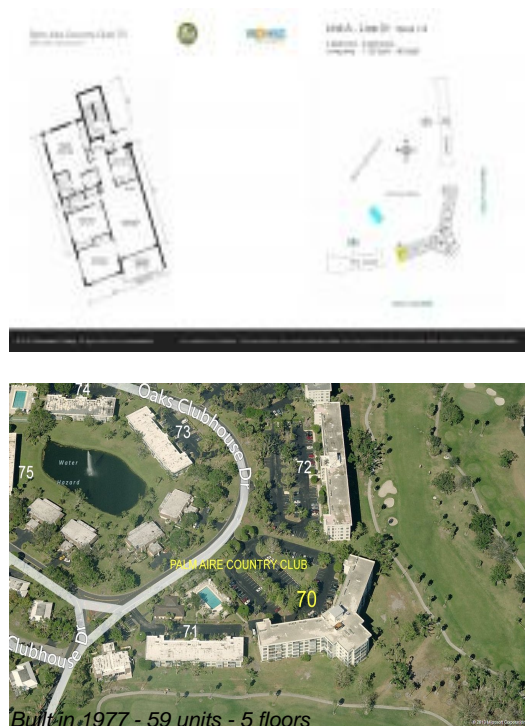
|                |               |                |               |
|----------------|---------------|----------------|---------------|
| Palm Aire 70:  | \$196/sq. ft. | Pompano Beach: | \$299/sq. ft. |
| Pompano Beach: | \$299/sq. ft. | Broward:       | \$339/sq. ft. |

## Inventory for Sale

|               |    |
|---------------|----|
| Palm Aire 70  | 3% |
| Pompano Beach | 4% |
| Broward       | 4% |

## Avg. Time to Close Over Last 12 Months

|               |          |
|---------------|----------|
| Palm Aire 70  | 113 days |
| Pompano Beach | 79 days  |



Broward

74 days