

Unit 107 - Palm Aire 40

107 - 3051 N Course Dr, Pompano Beach, FL, Broward 33069

Unit Information

MLS Number: A11964558
 Status: Active
 Size: 1,716 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces: 1 Space, Guest Parking
 View:
 List Price: \$415,000
 List PPSF: \$242
 Valuated Price: \$303,000
 Valuated PPSF: \$177

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: 107
 Number of active listings for rent: 0
 Number of active listings for sale: 3
 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: 0

Building Association Information

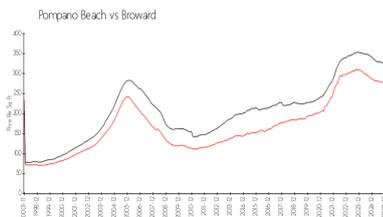
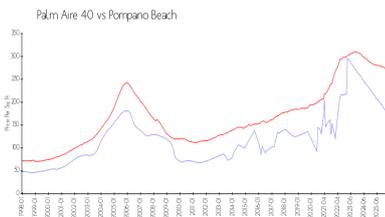
Mwi/Campbell Management Co, Palm Aire Country Club Condominium Association
 3500 Gateway Drive # 202
 Pompano Beach, FL 33069-4870
 (954) 968-4481

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
110	1,100 sq ft	Dec 2025	\$174,500	\$159
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107	1,710 sq ft	May 2025	\$209,000	\$122
406	1,858 sq ft	May 2025	\$225,000	\$121
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406	1,858 sq ft	May 2025	\$225,000	\$121

Market Information



Palm Aire 40: \$178/sq. ft.
 Pompano Beach: \$272/sq. ft.

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 Broward: \$306/sq. ft.

Inventory for Sale

Palm Aire 40: 3%
 Pompano Beach: 6%
 Broward: 6%



Built in 1974 - 107 units - 9 floors

Avg. Time to Close Over Last 12 Months

Palm Aire 40	102 days
Pompano Beach	89 days
Broward	89 days