

# Unit 804 - Palm Aire 53

804 - 2900 N Course Dr, Pompano Beach, FL, Broward 33069

## Unit Information

MLS Number: A11973843  
 Status: Active  
 Size: 1,216 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space, Assigned Parking, Guest Parking  
 View:  
 List Price: \$280,000  
 List PPSF: \$230  
 Valuated Price: \$234,000  
 Valuated PPSF: \$186

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

## Building Association Information

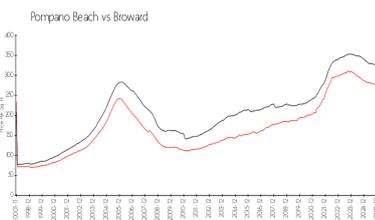
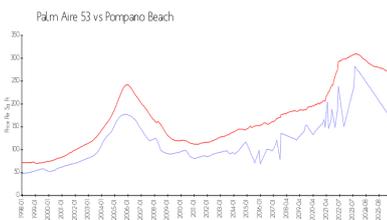
Palm-Aire Country Club Condominium Association No. 53, Inc.  
 2900 N COURSE DR  
 POMPANO BEACH  
 Mailing Address  
 C/O CAMPBELL PROPERTY MGMNT.  
 3500 Gateway Dr #202  
 Pompano Beach, FL 33069  
 (954) 968-4481

<https://>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
609	1,620 sq ft	Dec 2025	\$182,500	\$113
305	1,260 sq ft	Aug 2025	\$185,000	\$147
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705	1,260 sq ft	Jul 2025	\$210,000	\$167
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## Market Information



Palm Aire 53: \$181/sq. ft.  
 Pompano Beach: \$272/sq. ft.  
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 Broward: \$306/sq. ft.

## Inventory for Sale

Palm Aire 53 5%



Pompano Beach	6%
Broward	6%

**Avg. Time to Close Over Last 12 Months**

Palm Aire 53	92 days
Pompano Beach	89 days
Broward	89 days