

# Unit 406 - Palm Aire 3

406 - 2900 N Palm Aire Dr, Pompano Beach, FL, Broward 33069

## Unit Information

MLS Number: B26004405  
 Status: Active  
 Size: 860 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 0  
 Parking Spaces: Assigned, Guest  
 View: Golf Course  
 List Price: \$175,000  
 List PPSF: \$203  
 Valuated Price: \$119,000  
 Valuated PPSF: \$132

*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: 40  
 Number of active listings for rent: 0  
 Number of active listings for sale: 2  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 3  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 0

## Building Association Information

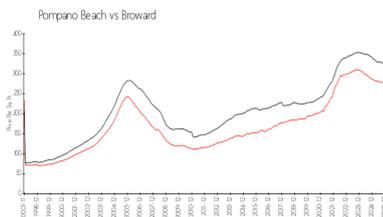
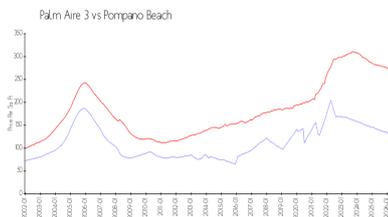
Palm Aire Association Bldg 3  
 2851 S Palm Aire Dr,  
 Pompano Beach, FL 33069  
 (954) 642-7363

<https://>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
203	960 sq ft	Dec 2025	\$199,000	\$207
203	960 sq ft	Dec 2025	\$199,000	\$207
303	960 sq ft	Aug 2025	\$125,000	\$130
303	960 sq ft	Aug 2025	\$125,000	\$130

## Market Information



Palm Aire 3: \$131/sq. ft. Pompano Beach: \$272/sq. ft.  
 Pompano Beach: \$272/sq. ft. Broward: \$306/sq. ft.

## Inventory for Sale

Palm Aire 3: 5%  
 Pompano Beach: 6%  
 Broward: 6%

## Avg. Time to Close Over Last 12 Months



Palm Aire 3  
Pompano Beach  
Broward

81 days  
89 days  
89 days