

# Unit 406 - Palm Aire 34

406 - 3051 S Palm Aire Dr, Pompano Beach, FL, Broward 33069

## Unit Information

MLS Number:	F10403998
Status:	Active
Size:	1,150 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	Garden View,Golf View,Water View
List Price:	\$282,900
List PPSF:	\$246
Valuated Price:	\$269,000
Valuated PPSF:	\$234

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:	4
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	0

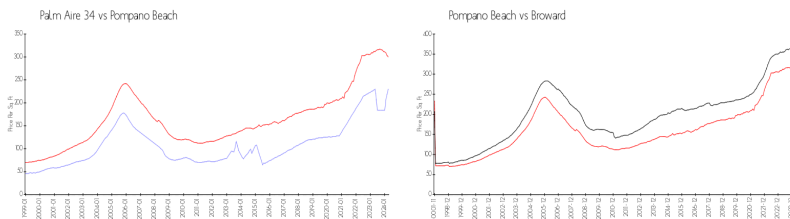
## Building Association Information

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
106	1,150 sq ft	Feb 2024	\$235,000	\$204
207	1,064 sq ft	Jan 2024	\$210,000	\$197
206	1,150 sq ft	Jul 2023	\$210,000	\$183
108	1,064 sq ft	May 2023	\$260,000	\$244

## Market Information



Palm Aire 34:	\$230/sq. ft.	Pompano Beach:	\$300/sq. ft.
Pompano Beach:	\$300/sq. ft.	Broward:	\$348/sq. ft.

## Inventory for Sale

Palm Aire 34	5%
Pompano Beach	3%
Broward	3%

## Avg. Time to Close Over Last 12 Months



Palm Aire 34  
Pompano Beach  
Broward

85 days  
72 days  
67 days