

# Unit 307 - Palm Aire 10

307 - 3150 N Palm Aire Dr, Pompano Beach, FL, Broward 33069

## Unit Information

|                 |            |
|-----------------|------------|
| MLS Number:     | F10409443  |
| Status:         | Active     |
| Size:           | 960 Sq ft. |
| Bedrooms:       | 1          |
| Full Bathrooms: | 1          |
| Half Bathrooms: | 1          |
| Parking Spaces: | 1 Space    |
| View:           | Golf View  |
| List Price:     | \$199,000  |
| List PPSF:      | \$207      |
| Valuated Price: | \$177,000  |
| Valuated PPSF:  | \$184      |



*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:                         | 90 |
| Number of active listings for rent:      | 0  |
| Number of active listings for sale:      | 6  |
| Building inventory for sale:             | 6% |
| Number of sales over the last 12 months: | 6  |
| Number of sales over the last 6 months:  | 2  |
| Number of sales over the last 3 months:  | 2  |

## Building Association Information

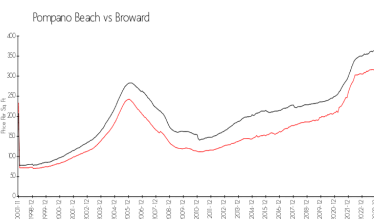
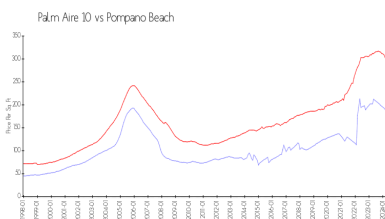
PALM-AIRE COUNTRY CLUB CONDOMINIUM ASSOCIATION NO 10, INC  
C/O M&M Property Management LLC  
1412 S. Powerline Road  
Pompano Beach, FL 33069  
Office: (954) 582-4400  
Fax: (954) 582-4407

<http://www.palmaire10.com/palmaire10/>

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 209    | 1,100 sq ft | Apr 2024     | \$210,000  | \$191 |
| 510    | 1,390 sq ft | Mar 2024     | \$241,730  | \$174 |
| 709    | 1,150 sq ft | Oct 2023     | \$252,500  | \$220 |
| 908    | 1,100 sq ft | Jul 2023     | \$275,000  | \$250 |
| 807    | 960 sq ft   | Jun 2023     | \$190,000  | \$198 |

## Market Information



Palm Aire 10: \$188/sq. ft.  
Pompano Beach: \$300/sq. ft.

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Broward: \$348/sq. ft.

## Inventory for Sale

|               |    |
|---------------|----|
| Palm Aire 10  | 7% |
| Pompano Beach | 3% |
| Broward       | 3% |

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

|               |         |
|---------------|---------|
| Palm Aire 10  | 67 days |
| Pompano Beach | 72 days |
| Broward       | 67 days |