

# Unit 309 - Palm Aire 72

309 - 3850 Oaks Clubhouse Dr, Pompano Beach, FL, Broward 33069

## Unit Information

MLS Number: F10416366  
 Status: Active  
 Size: 1,590 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space,Assigned Parking,Guest Parking  
 View: Garden View,Golf View  
 List Price: \$299,500  
 List PPSF: \$188  
 Valuated Price: \$263,000  
 Valuated PPSF: \$165

*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: 50  
 Number of active listings for rent: 0  
 Number of active listings for sale: 3  
 Building inventory for sale: 6%  
 Number of sales over the last 12 months: 4  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 1

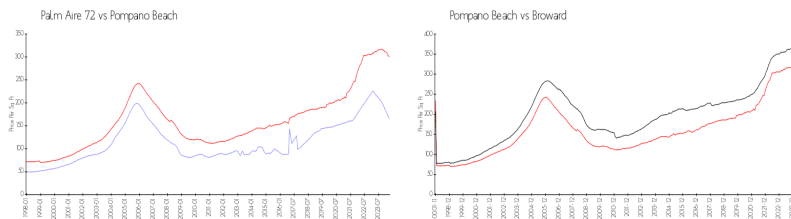
## Building Association Information

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
506	1,150 sq ft	Feb 2024	\$265,000	\$230
307	1,500 sq ft	Sep 2023	\$265,000	\$177
106	1,150 sq ft	Sep 2023	\$272,500	\$237
110	1,500 sq ft	Jul 2023	\$309,000	\$206

## Market Information



Palm Aire 72: \$166/sq. ft.  
 Pompano Beach: \$300/sq. ft.  
 Pompano Beach: \$300/sq. ft.  
 Broward: \$348/sq. ft.

## Inventory for Sale

Palm Aire 72: 6%  
 Pompano Beach: 3%  
 Broward: 3%

## Avg. Time to Close Over Last 12 Months



Palm Aire 72  
Pompano Beach  
Broward

118 days  
72 days  
67 days