

Unit 102 - Palm Aire 6

102 - 2751 N Palm Aire Dr, Pompano Beach, FL, Broward 33069

Unit Information

MLS Number:	F10417063
Status:	Active
Size:	1,200 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned Parking, Guest Parking
View:	Lake, Water View
List Price:	\$256,500
List PPSF:	\$214
Valuated Price:	\$218,000
Valuated PPSF:	\$190

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:	60
Number of active listings for rent:	0
Number of active listings for sale:	3
Building inventory for sale:	5%
Number of sales over the last 12 months:	2
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	0

Building Association Information

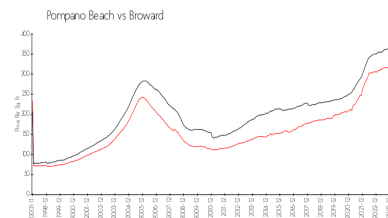
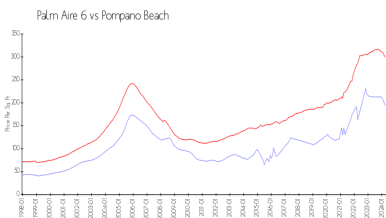
PALM-AIRE COUNTRY CLUB CONDOMINIUM ASSOCIATION NO 6, INC
 C/O M&M Property Management, LLC
 1412 S. Powerline Rd.
 Pompano Beach, FL 33069
 Phone: (954) 582-4400
 Fax: (954) 582-4407

http://www.palmaire6.com/palmaire/outside_home.asp

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
508	1,184 sq ft	Jan 2024	\$247,500	\$209
104	900 sq ft	Dec 2023	\$177,000	\$197

Market Information



Palm Aire 6: \$194/sq. ft.
 Pompano Beach: \$300/sq. ft.

Pompano Beach: \$300/sq. ft.
 Broward: \$348/sq. ft.

Inventory for Sale

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



Avg. Time to Close Over Last 12 Months

Palm Aire 6	74 days
Pompano Beach	72 days
Broward	67 days