

# Unit 104 - Palm Aire 50

104 - 3090 N Course Dr, Pompano Beach, FL, Broward 33069

## Unit Information

MLS Number:	F10417741
Status:	Active
Size:	1,150 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned Parking, Guest Parking
View:	Garden View
List Price:	\$285,000
List PPSF:	\$248
Valuated Price:	\$207,000
Valuated PPSF:	\$180

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:	107
Number of active listings for rent:	0
Number of active listings for sale:	5
Building inventory for sale:	4%
Number of sales over the last 12 months:	7
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	2

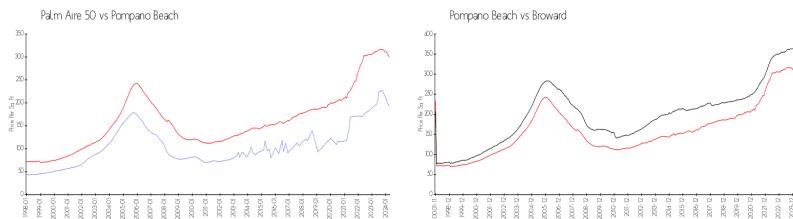
## Building Association Information

Building 50 Of Palm Aire  
 3090 N Course Dr , Pompano Beach FL 33069  
 (954)971-2442

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
908	1,100 sq ft	Mar 2024	\$185,000	\$168
408	1,130 sq ft	Mar 2024	\$175,000	\$155
107	2,100 sq ft	Dec 2023	\$525,000	\$250
311	1,100 sq ft	Oct 2023	\$285,000	\$259
601	1,500 sq ft	Oct 2023	\$290,000	\$193

## Market Information



Palm Aire 50:	\$192/sq. ft.	Pompano Beach:	\$300/sq. ft.
Pompano Beach:	\$300/sq. ft.	Broward:	\$348/sq. ft.

## Inventory for Sale

Palm Aire 50	5%
Pompano Beach	3%
Broward	3%

## Avg. Time to Close Over Last 12 Months



Palm Aire 50  
Pompano Beach  
Broward

47 days  
72 days  
67 days