

Unit 508 - Palm Aire 41

508 - 3100 N Course Ln, Pompano Beach, FL, Broward 33069

Unit Information

MLS Number:	F10418000
Status:	Active
Size:	1,150 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Guest Parking
View:	Lake
List Price:	\$294,800
List PPSF:	\$256
Valuated Price:	\$241,000
Valuated PPSF:	\$210

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:	1
Number of sales over the last 3 months:	1

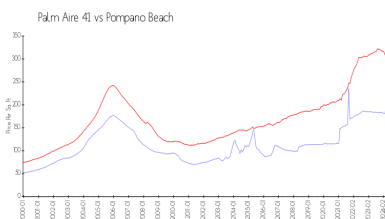
Building Association Information

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

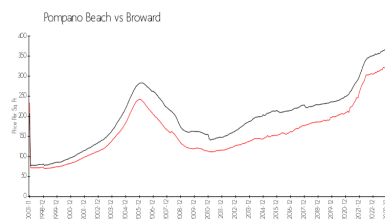
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
405	1,150 sq ft	Mar 2024	\$210,000	\$183
108	1,100 sq ft	Oct 2023	\$245,000	\$223

Market Information



Palm Aire 41: \$206/sq. ft.
Pompano Beach: \$308/sq. ft.



Pompano Beach: \$308/sq. ft.
Broward: \$351/sq. ft.

Inventory for Sale

Palm Aire 41	5%
Pompano Beach	3%
Broward	4%

Avg. Time to Close Over Last 12 Months

Palm Aire 41	66 days
--------------	---------



Pompano Beach
Broward

72 days
67 days