

# Unit 304 - Palm Aire 9

304 - 3100 N Palm Aire Dr, Pompano Beach, FL, Broward 33069

## Unit Information

MLS Number:	F10418110
Status:	Active
Size:	960 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	Assigned Parking,Guest Parking
View:	Golf View
List Price:	\$260,000
List PPSF:	\$271
Valuated Price:	\$164,000
Valuated PPSF:	\$171



*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:	1
Number of sales over the last 6 months:	0
Number of sales over the last 3 months:	0

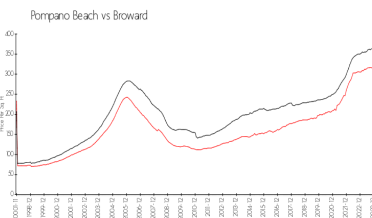
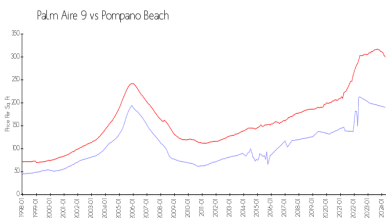
## Building Association Information

Palm-Aire Country Club Condominium Association No. 9, Inc.  
 821 Cypress Blvd,  
 Pompano Beach, FL 33069  
 (954) 972-5859

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
805	852 sq ft	May 2023	\$200,000	\$235

## Market Information



Palm Aire 9:	\$190/sq. ft.	Pompano Beach:	\$300/sq. ft.
Pompano Beach:	\$300/sq. ft.	Broward:	\$348/sq. ft.

## Inventory for Sale

Palm Aire 9	7%
Pompano Beach	3%
Broward	3%

## Avg. Time to Close Over Last 12 Months

Palm Aire 9	63 days
Pompano Beach	72 days

Broward

67 days