

Unit 704 - Palm Aire 8

704 - 3050 N Palm Aire Dr, Pompano Beach, FL, Broward 33069

Unit Information

MLS Number:	F10420365
Status:	Active
Size:	900 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space
View:	Golf View
List Price:	\$159,900
List PPSF:	\$178
Valuated Price:	\$149,000
Valuated PPSF:	\$155



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:	5
Building inventory for sale:	5%
Number of sales over the last 12 months:	4
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	0

Building Association Information

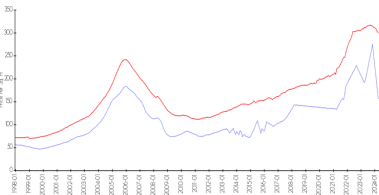
Palm-Aire Country Club Condominium Association NO 8, Inc
 C/O M&M Property Management, LLC
 1412 S. Powerline Road
 Pompano Beach, FL 33069
 (954) 582-4400

Recent Sales

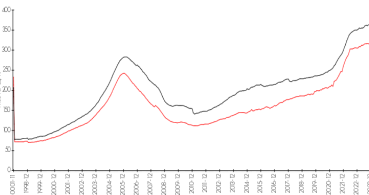
Unit #	Size	Closing Date	Sale Price	PPSF
903	1,100 sq ft	Dec 2023	\$232,500	\$211
505	852 sq ft	Dec 2023	\$147,000	\$173
102	1,150 sq ft	Nov 2023	\$298,000	\$259
909	1,100 sq ft	Oct 2023	\$250,000	\$227

Market Information

Palm Aire 8 vs Pompano Beach



Pompano Beach vs Broward



Palm Aire 8: \$156/sq. ft.
 Pompano Beach: \$300/sq. ft.

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

Inventory for Sale

Palm Aire 8	6%
Pompano Beach	3%
Broward	3%

Avg. Time to Close Over Last 12 Months

Palm Aire 8	54 days
Pompano Beach	72 days
Broward	67 days