

# Unit 311 - Palm Aire 39

311 - 2940 N Course Dr, Pompano Beach, FL, Broward 33069

## Unit Information

MLS Number:	F10421118
Status:	Active
Size:	1,150 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	Garden View,Golf View,Lake
List Price:	\$199,000
List PPSF:	\$173
Valuated Price:	\$193,000
Valuated PPSF:	\$168

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:	3
Building inventory for sale:	2%
Number of sales over the last 12 months:	4
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	1

## Building Association Information

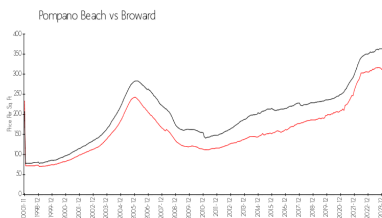
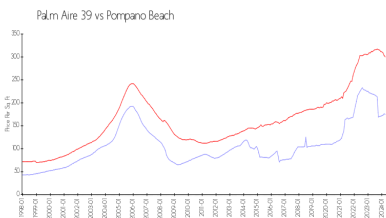
Mwi/Campbell Management Co,  
 Palm Aire Country Club Condominium Association 3500 Gateway Drive # 202  
 Pompano Beach, FL 33069-4870  
 (954) 968-4481

<http://palmaire.clublink.com/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
901	1,500 sq ft	Mar 2024	\$450,000	\$300
504	1,150 sq ft	Oct 2023	\$190,000	\$165
308	1,130 sq ft	Jul 2023	\$235,000	\$208
204	1,150 sq ft	May 2023	\$235,000	\$204

## Market Information



Palm Aire 39: \$175/sq. ft.  
 Pompano Beach: \$300/sq. ft.

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

## Inventory for Sale

Palm Aire 39	3%
Pompano Beach	3%
Broward	3%



**Avg. Time to Close Over Last 12 Months**

Palm Aire 39	39 days
Pompano Beach	72 days
Broward	67 days