

# Unit 403 - Palm Aire 22

403 - 2681 S Course Dr, Pompano Beach, FL, Broward 33069

## Unit Information

MLS Number: F10421438  
 Status: Active  
 Size: 1,150 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space, Guest Parking  
 View: Golf View  
 List Price: \$290,000  
 List PPSF: \$252  
 Valuated Price: \$270,000  
 Valuated PPSF: \$235

*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: 2  
 Building inventory for sale: 1%  
 Number of sales over the last 12 months: 8  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 3

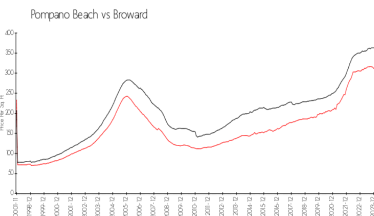
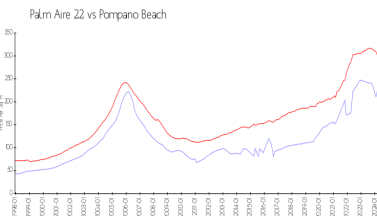
## Building Association Information

Palm Aire Condo Assoc-Bldg 22  
 2681 S Course Dr  
 Pompano Beach FL 33069  
 954-972-7136

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
508	1,130 sq ft	Apr 2024	\$219,950	\$195
903	1,100 sq ft	Apr 2024	\$210,000	\$191
307	1,710 sq ft	Feb 2024	\$399,000	\$233
803	1,100 sq ft	Jan 2024	\$201,000	\$183
712	1,390 sq ft	Oct 2023	\$299,000	\$215
101	1,390 sq ft	Oct 2023	\$386,500	\$278

## Market Information



Palm Aire 22: \$232/sq. ft. Pompano Beach: \$300/sq. ft.  
 Pompano Beach: \$300/sq. ft. Broward: \$348/sq. ft.

## Inventory for Sale

Palm Aire 22: 2%  
 Pompano Beach: 3%  
 Broward: 3%



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

Palm Aire 22	74 days
Pompano Beach	72 days
Broward	67 days