

# Unit 503 - Palm Aire 53

503 - 2900 N Course Dr, Pompano Beach, FL, Broward 33069

## Unit Information

MLS Number: F10421758  
 Status: Active  
 Size: 1,710 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space, Assigned Parking, Guest Parking  
 View: Lake, Water View  
 List Price: \$369,777  
 List PPSF: \$216  
 Valuated Price: \$370,000  
 Valuated PPSF: \$216

*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: 100  
 Number of active listings for rent: 0  
 Number of active listings for sale: 2  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 5  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 2

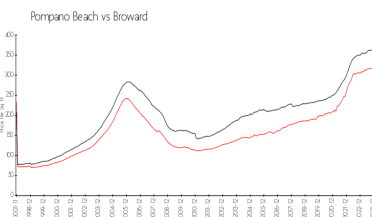
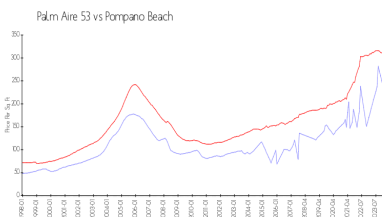
## Building Association Information

Palm-Aire Country Club Condominium Association No. 53, Inc.  
 2900 N COURSE DR  
 POMPANO BEACH  
 Mailing Address  
 C/O CAMPBELL PROPERTY MGMNT.  
 3500 Gateway Dr #202  
 Pompano Beach, FL 33069  
 (954) 968-4481

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
507	1,216 sq ft	Apr 2024	\$265,000	\$218
1008	1,620 sq ft	Mar 2024	\$475,000	\$293
202	1,710 sq ft	Oct 2023	\$465,000	\$272
901	1,500 sq ft	Aug 2023	\$384,000	\$256
1002	1,710 sq ft	May 2023	\$384,000	\$225

## Market Information



Palm Aire 53: \$218/sq. ft.      Pompano Beach: \$300/sq. ft.  
 Pompano Beach: \$300/sq. ft.      Broward: \$348/sq. ft.

## Inventory for Sale

Palm Aire 53      2%



Pompano Beach	3%
Broward	3%

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

Palm Aire 53	65 days
Pompano Beach	72 days
Broward	67 days