

# 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:	\$349,777
List PPSF:	\$205
Valuated Price:	\$351,000
Valuated PPSF:	\$205

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

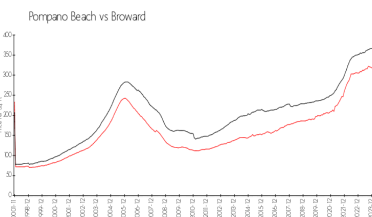
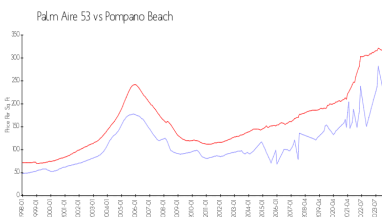
## Building Association Information

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
309	1,710 sq ft	May 2024	\$300,000	\$175
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

## Market Information



Palm Aire 53:	\$207/sq. ft.	Pompano Beach:	\$308/sq. ft.
Pompano Beach:	\$308/sq. ft.	Broward:	\$351/sq. ft.

## Inventory for Sale

Palm Aire 53	3%
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Pompano Beach	3%
Broward	4%

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

Palm Aire 53	82 days
Pompano Beach	72 days
Broward	67 days