

# Unit 409 - Palm Aire 35

409 - 3151 S Palm Aire Dr, Pompano Beach, FL, Broward 33069

## Unit Information

MLS Number:	F10425902
Status:	Active
Size:	1,150 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking
View:	Golf View
List Price:	\$269,000
List PPSF:	\$234
Valuated Price:	\$235,000
Valuated PPSF:	\$204

*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:	40
Number of active listings for rent:	0
Number of active listings for sale:	5
Building inventory for sale:	12%
Number of sales over the last 12 months:	3
Number of sales over the last 6 months:	0
Number of sales over the last 3 months:	0

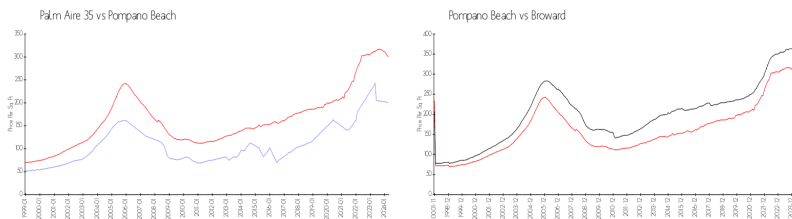
## Building Association Information

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
401	1,390 sq ft	Aug 2023	\$255,000	\$183
308	1,150 sq ft	Jul 2023	\$210,000	\$183
108	1,064 sq ft	Jun 2023	\$232,900	\$219

## Market Information



Palm Aire 35:	\$201/sq. ft.	Pompano Beach:	\$300/sq. ft.
Pompano Beach:	\$300/sq. ft.	Broward:	\$348/sq. ft.

## Inventory for Sale

Palm Aire 35	13%
Pompano Beach	3%
Broward	3%

## Avg. Time to Close Over Last 12 Months



Palm Aire 35  
Pompano Beach  
Broward

19 days  
72 days  
67 days