

Unit 304 - Palm Aire 111

304 - 535 Oaks Dr, Pompano Beach, FL, Broward 33069

Unit Information

| | |
|-----------------|---------------------------------|
| MLS Number: | F10426472 |
| Status: | Active |
| Size: | 1,260 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | 0 |
| Parking Spaces: | Assigned Parking, Guest Parking |
| View: | Golf View |
| List Price: | \$320,000 |
| List PPSF: | \$254 |
| Valuated Price: | \$295,000 |
| Valuated PPSF: | \$234 |

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

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|--|----|
| Number of units: | 50 |
| Number of active listings for rent: | 0 |
| Number of active listings for sale: | 3 |
| Building inventory for sale: | 6% |
| Number of sales over the last 12 months: | 2 |
| Number of sales over the last 6 months: | 0 |
| Number of sales over the last 3 months: | 0 |

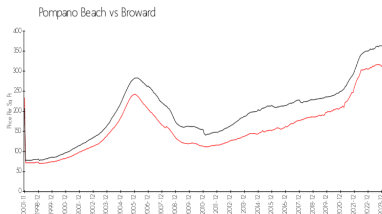
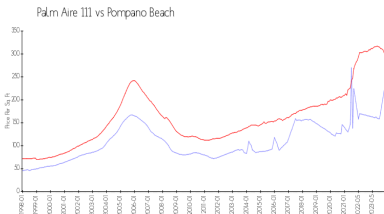
Building Association Information

Palm Aire
 2600 Palm Aire Drive North
 Pompano Beach, FL 33069
 Administration: 954-975-6225

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 304 | 1,260 sq ft | Nov 2023 | \$200,000 | \$159 |
| 407 | 1,216 sq ft | Aug 2023 | \$312,000 | \$257 |

Market Information



| | | | |
|----------------|---------------|----------------|---------------|
| Palm Aire 111: | \$234/sq. ft. | Pompano Beach: | \$300/sq. ft. |
| Pompano Beach: | \$300/sq. ft. | Broward: | \$348/sq. ft. |

Inventory for Sale

| | |
|---------------|----|
| Palm Aire 111 | 6% |
| Pompano Beach | 3% |
| Broward | 3% |

Avg. Time to Close Over Last 12 Months

| | |
|---------------|---------|
| Palm Aire 111 | 60 days |
|---------------|---------|



Pompano Beach
Broward

72 days
67 days