

# Unit 509 - Palm Aire 53

509 - 2900 N Course Dr, Pompano Beach, FL, Broward 33069

## Unit Information

|                 |                       |
|-----------------|-----------------------|
| MLS Number:     | F10426608             |
| Status:         | Active                |
| Size:           | 1,710 Sq ft.          |
| Bedrooms:       | 3                     |
| Full Bathrooms: | 2                     |
| Half Bathrooms: | 1                     |
| Parking Spaces: | 1 Space,Guest Parking |
| View:           | Lake                  |
| List Price:     | \$460,000             |
| List PPSF:      | \$269                 |
| Valuated Price: | \$350,000             |
| 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:      | 4   |
| Building inventory for sale:             | 4%  |
| 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:  | 0   |

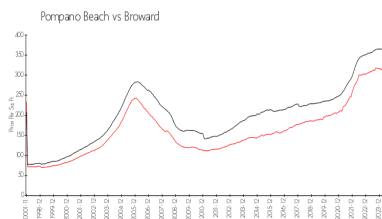
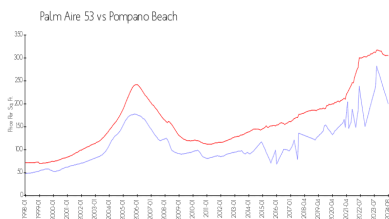
## Building Association Information

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  |
|--------|-------------|--------------|------------|-------|
| 503    | 1,710 sq ft | Jul 2024     | \$349,777  | \$205 |
| 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 |

## Market Information



|                |               |                |               |
|----------------|---------------|----------------|---------------|
| Palm Aire 53:  | \$206/sq. ft. | Pompano Beach: | \$286/sq. ft. |
| Pompano Beach: | \$286/sq. ft. | Broward:       | \$351/sq. ft. |

## Inventory for Sale

|               |    |
|---------------|----|
| Palm Aire 53  | 4% |
| Pompano Beach | 4% |
| Broward       | 4% |



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

|               |         |
|---------------|---------|
| Palm Aire 53  | 91 days |
| Pompano Beach | 77 days |
| Broward       | 72 days |