

# Unit 107 - Palm Aire 7

107 - 2801 N Palm Aire Dr, Pompano Beach, FL, Broward 33069

## Unit Information

MLS Number:	F10427177
Status:	Active
Size:	960 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	Lake,Water View
List Price:	\$190,000
List PPSF:	\$198
Valuated Price:	\$172,000
Valuated PPSF:	\$179



*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:	60
Number of active listings for rent:	0
Number of active listings for sale:	8
Building inventory for sale:	13%
Number of sales over the last 12 months:	3
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	0

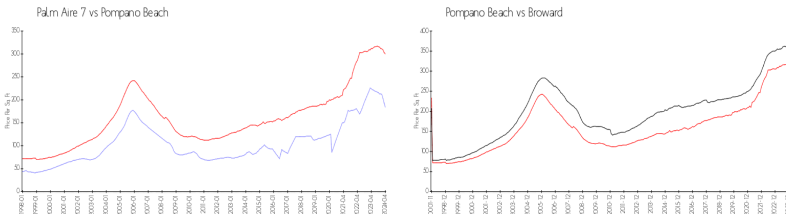
## Building Association Information

PALM-AIRE COUNTRY CLUB CONDOMINIUM ASSOCIATION NO 6, INC C/O M&M Property Management, LLC 1412 S. Powerline Rd. Pompano Beach, FL 33069  
Phone: (954) 582-4400 Fax: (954) 582-4407

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
603	1,140 sq ft	Jan 2024	\$250,000	\$219
610PH	1,500 sq ft	Nov 2023	\$295,000	\$197
201	1,390 sq ft	Nov 2023	\$250,000	\$180

## Market Information



Palm Aire 7:	\$184/sq. ft.	Pompano Beach:	\$300/sq. ft.
Pompano Beach:	\$300/sq. ft.	Broward:	\$348/sq. ft.

## Inventory for Sale

Palm Aire 7	13%
Pompano Beach	3%
Broward	3%

## Avg. Time to Close Over Last 12 Months

Palm Aire 7	39 days
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Pompano Beach  
Broward

72 days  
67 days