

# Unit 204 - Palm Aire 103

204 - 4020 W Palm Aire Dr, Pompano Beach, FL, Broward 33069

## Unit Information

MLS Number:	F10428024
Status:	Active
Size:	1,710 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	Garden View,Golf View,Water View
List Price:	\$395,000
List PPSF:	\$231
Valuated Price:	\$320,000
Valuated PPSF:	\$187

*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:	59
Number of active listings for rent:	0
Number of active listings for sale:	4
Building inventory for sale:	6%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	1

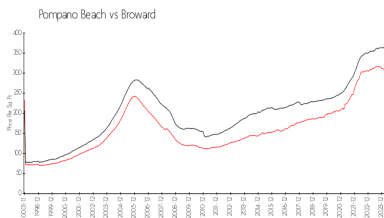
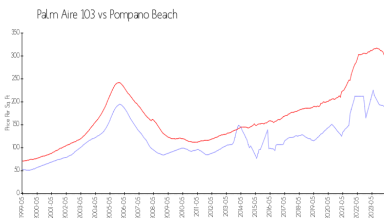
## Building Association Information

Palm Aire Country Club  
 2600 N Palm Aire Dr, Pompano Beach,  
 FL 33069  
 (954) 975-6225

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
306	1,840 sq ft	Feb 2024	\$487,000	\$265
209	1,710 sq ft	Dec 2023	\$295,000	\$173
304	1,710 sq ft	Nov 2023	\$385,000	\$225
307	1,716 sq ft	Nov 2023	\$298,000	\$174
408	1,225 sq ft	Aug 2023	\$250,000	\$204

## Market Information



Palm Aire 103: \$189/sq. ft.  
 Pompano Beach: \$300/sq. ft.

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 Broward: \$348/sq. ft.

## Inventory for Sale

Palm Aire 103	7%
Pompano Beach	3%
Broward	3%



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

Palm Aire 103	17 days
Pompano Beach	72 days
Broward	67 days