

Unit 3500 Oaks Clubhouse Dr # 202 - Royal Point at Palm Aire

3500 Oaks Clubhouse Dr # 202 - 3600 Oaks Clubhouse Dr, Pompano Beach, FL, Broward 33069

Unit Information

MLS Number:	F10428703
Status:	Active
Size:	1,146 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	Golf View,Pool Area View
List Price:	\$340,000
List PPSF:	\$297
Valuated Price:	\$293,000
Valuated PPSF:	\$256

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:	110
Number of active listings for rent:	0
Number of active listings for sale:	7
Building inventory for sale:	6%
Number of sales over the last 12 months:	4
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	0

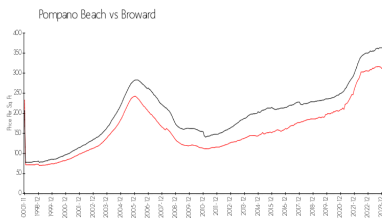
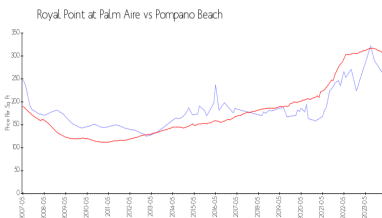
Building Association Information

Royal Point Palm Aire Condo Assoc
 3600 Oaks Clubhouse Drive
 Pompano Beach, FL 33069 - View Map
 Phone: (954) 978-8300

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
206	1,516 sq ft	Jan 2024	\$340,000	\$224
401	1,707 sq ft	Nov 2023	\$395,000	\$231
508	1,146 sq ft	Oct 2023	\$345,000	\$301
303	1,146 sq ft	Aug 2023	\$355,000	\$310

Market Information



Royal Point at Palm Aire: \$255/sq. ft.
 Pompano Beach: \$300/sq. ft.

Pompano Beach: \$300/sq. ft.
 Broward: \$348/sq. ft.

Inventory for Sale

Royal Point at Palm Aire	6%
Pompano Beach	3%



Broward

3%

Avg. Time to Close Over Last 12 Months

Royal Point at Palm Aire

85 days

Pompano Beach

72 days

Broward

67 days