

# Unit 401 - Palm Aire 41

401 - 3100 N Course Ln, Pompano Beach, FL, Broward 33069

## Unit Information

MLS Number:	F10430118
Status:	Active
Size:	1,390 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Guest Parking
View:	Lake
List Price:	\$250,000
List PPSF:	\$180
Valuated Price:	\$289,000
Valuated PPSF:	\$193

*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:	2
Building inventory for sale:	3%
Number of sales over the last 12 months:	3
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	1

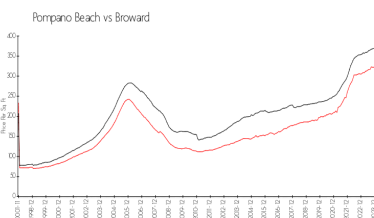
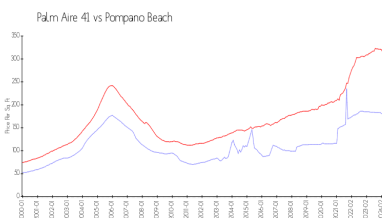
## Building Association Information

Mwi/Campbell Management Co, Palm Aire Country Club Condominium Association  
3500 Gateway Drive # 202  
Pompano Beach, FL 33069-4870  
(954) 968-4481

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
201	1,390 sq ft	Jun 2024	\$240,000	\$173
405	1,150 sq ft	Mar 2024	\$210,000	\$183
108	1,100 sq ft	Oct 2023	\$245,000	\$223

## Market Information



Palm Aire 41:	\$192/sq. ft.	Pompano Beach:	\$313/sq. ft.
Pompano Beach:	\$313/sq. ft.	Broward:	\$351/sq. ft.

## Inventory for Sale

Palm Aire 41	3%
Pompano Beach	3%
Broward	4%

## Avg. Time to Close Over Last 12 Months



Palm Aire 41  
Pompano Beach  
Broward

66 days  
75 days  
69 days