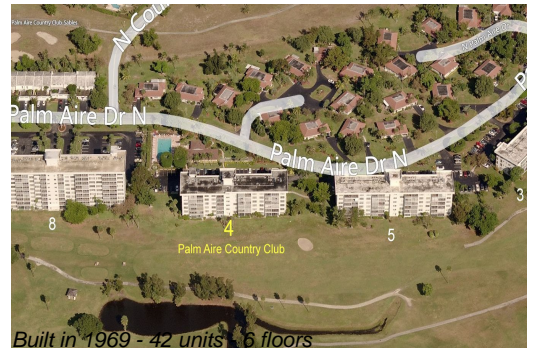


# Unit 604 - Palm Aire 4

604 - 3000 N Palm Aire Dr, Pompano Beach, FL, Broward 33069

## Unit Information

MLS Number:	F10430182
Status:	Active
Size:	960 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	Golf View
List Price:	\$239,900
List PPSF:	\$250
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:	42
Number of active listings for rent:	0
Number of active listings for sale:	7
Building inventory for sale:	16%
Number of sales over the last 12 months:	2
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	1

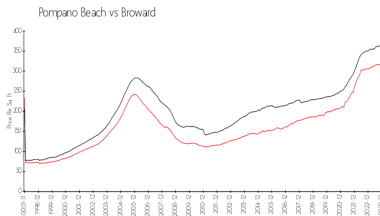
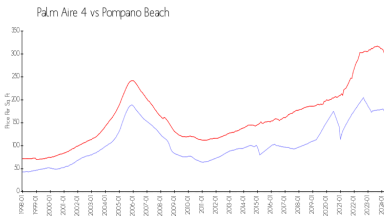
## Building Association Information

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
405	1,100 sq ft	Feb 2024	\$200,000	\$182
103	1,150 sq ft	May 2023	\$200,000	\$174

## Market Information



Palm Aire 4:	\$173/sq. ft.	Pompano Beach:	\$300/sq. ft.
Pompano Beach:	\$300/sq. ft.	Broward:	\$348/sq. ft.

## Inventory for Sale

Palm Aire 4	17%
Pompano Beach	3%
Broward	3%

## Avg. Time to Close Over Last 12 Months

Palm Aire 4	54 days
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Pompano Beach  
Broward

72 days  
67 days