

Unit 401 - Palm Aire 52

401 - 3095 N Course Dr, Pompano Beach, FL, Broward 33069

Unit Information

MLS Number:	F10430536
Status:	Active
Size:	1,500 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	Lake,Water View
List Price:	\$324,777
List PPSF:	\$217
Valuated Price:	\$325,000
Valuated PPSF:	\$217

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:	119
Number of active listings for rent:	0
Number of active listings for sale:	2
Building inventory for sale:	1%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	1

Building Association Information

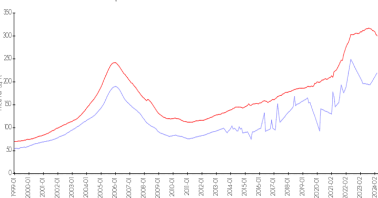
Palm Aire Condo Fifty One
 3080 N Course Drive
 Pompano Beach, FL 33069-6205
 (954) 971-2710

Recent Sales

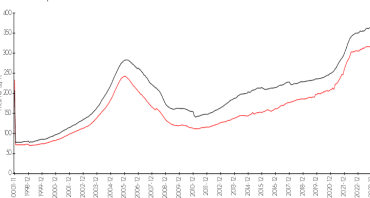
Unit #	Size	Closing Date	Sale Price	PPSF
809	1,710 sq ft	Apr 2024	\$308,000	\$180
507	2,098 sq ft	Nov 2023	\$380,000	\$181
1009	1,710 sq ft	Oct 2023	\$329,000	\$192
211	1,710 sq ft	Oct 2023	\$330,000	\$193
104	1,710 sq ft	Oct 2023	\$323,000	\$189

Market Information

Palm Aire 52 vs Pompano Beach



Pompano Beach vs Broward



Palm Aire 52: \$220/sq. ft.
 Pompano Beach: \$300/sq. ft.

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

Inventory for Sale

Palm Aire 52	2%
Pompano Beach	3%
Broward	3%



Avg. Time to Close Over Last 12 Months

Palm Aire 52	50 days
Pompano Beach	72 days
Broward	67 days