

# Unit 302 - Palm Aire 10

302 - 3150 N Palm Aire Dr, Pompano Beach, FL, Broward 33069

## Unit Information

MLS Number:	F10430766
Status:	Active
Size:	1,100 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space, Guest Parking
View:	Golf View
List Price:	\$309,000
List PPSF:	\$281
Valuated Price:	\$212,000
Valuated PPSF:	\$184



*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:	90
Number of active listings for rent:	0
Number of active listings for sale:	6
Building inventory for sale:	6%
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:	2

## Building Association Information

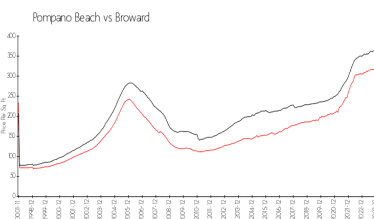
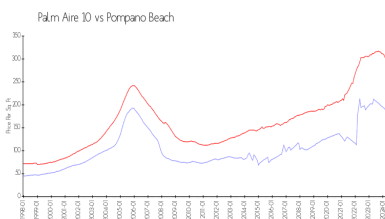
PALM-AIRE COUNTRY CLUB CONDOMINIUM ASSOCIATION NO 10, INC  
C/O M&M Property Management LLC  
1412 S. Powerline Road  
Pompano Beach, FL 33069  
Office: (954) 582-4400  
Fax: (954) 582-4407

<http://www.palmaire10.com/palmaire10/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
209	1,100 sq ft	Apr 2024	\$210,000	\$191
510	1,390 sq ft	Mar 2024	\$241,730	\$174
709	1,150 sq ft	Oct 2023	\$252,500	\$220
908	1,100 sq ft	Jul 2023	\$275,000	\$250
807	960 sq ft	Jun 2023	\$190,000	\$198

## Market Information



Palm Aire 10: \$188/sq. ft.  
Pompano Beach: \$300/sq. ft.

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Broward: \$348/sq. ft.

## Inventory for Sale

Palm Aire 10	7%
Pompano Beach	3%
Broward	3%

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

Palm Aire 10	67 days
Pompano Beach	72 days
Broward	67 days