

Unit 301 - Palm Aire 7

301 - 2801 N Palm Aire Dr, Pompano Beach, FL, Broward 33069

Unit Information

| | |
|-----------------|--------------------------------|
| MLS Number: | F10434820 |
| Status: | Active |
| Size: | 1,500 Sq ft. |
| Bedrooms: | 3 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | 0 |
| Parking Spaces: | Assigned Parking,Guest Parking |
| View: | Lagoon |
| List Price: | \$315,000 |
| List PPSF: | \$210 |
| Valuated Price: | \$274,000 |
| Valuated PPSF: | \$183 |

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: | 8 |
| Building inventory for sale: | 13% |
| Number of sales over the last 12 months: | 3 |
| Number of sales over the last 6 months: | 3 |
| Number of sales over the last 3 months: | 0 |

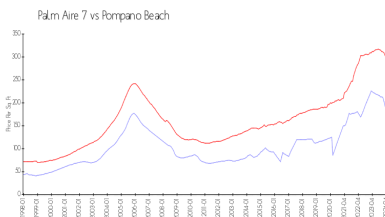
Building Association Information

PALM-AIRE COUNTRY CLUB CONDOMINIUM ASSOCIATION NO 6, INC C/O M&M Property Management, LLC 1412 S. Powerline Rd. Pompano Beach, FL 33069
Phone: (954) 582-4400 Fax: (954) 582-4407

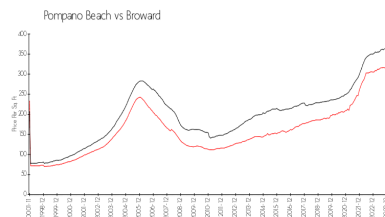
Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 603 | 1,140 sq ft | Jan 2024 | \$250,000 | \$219 |
| 610PH | 1,500 sq ft | Nov 2023 | \$295,000 | \$197 |
| 201 | 1,390 sq ft | Nov 2023 | \$250,000 | \$180 |

Market Information



Palm Aire 7: \$184/sq. ft.
Pompano Beach: \$300/sq. ft.



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

Inventory for Sale

| | |
|---------------|-----|
| Palm Aire 7 | 13% |
| Pompano Beach | 3% |
| Broward | 3% |

Avg. Time to Close Over Last 12 Months

| | |
|-------------|---------|
| Palm Aire 7 | 39 days |
|-------------|---------|



Pompano Beach
Broward

72 days
67 days