

Unit 340 - Garden Aire Village

340 - 2601 NE 14th St Cswy, Pompano Beach, FL, Broward 33062

Unit Information

MLS Number:	F10435358
Status:	Active
Size:	760 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking
View:	Pool Area View
List Price:	\$189,000
List PPSF:	\$249
Valuated Price:	\$155,000
Valuated PPSF:	\$204

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:	129
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:	5
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	0

Building Association Information

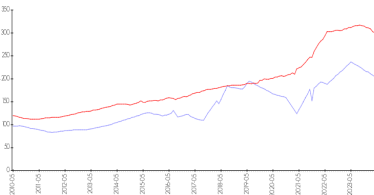
Garden Aire Village
 2601 NE 14th Street Cswy
 Pompano Beach, FL 33062
 954) 943-7720

Recent Sales

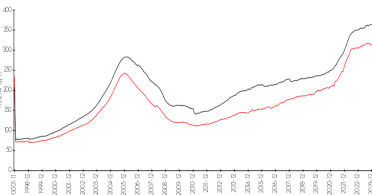
Unit #	Size	Closing Date	Sale Price	PPSF
335	912 sq ft	Jan 2024	\$248,000	\$272
131	912 sq ft	Oct 2023	\$292,500	\$321
136	912 sq ft	Jul 2023	\$270,000	\$296
232	912 sq ft	May 2023	\$170,000	\$186
245	912 sq ft	May 2023	\$266,000	\$292

Market Information

Garden Aire Village vs Pompano Beach



Pompano Beach vs Broward

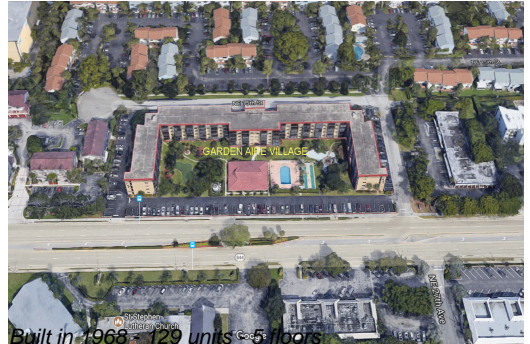


Garden Aire Village: \$205/sq. ft.
 Pompano Beach: \$300/sq. ft.

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

Inventory for Sale

Garden Aire Village	2%
Pompano Beach	3%
Broward	3%



Avg. Time to Close Over Last 12 Months

Garden Aire Village	68 days
Pompano Beach	72 days
Broward	67 days