

# Unit 307 - Palm Aire 113

307 - 3520 Oaks Wy, Pompano Beach, FL, Broward 33096

## Unit Information

MLS Number:	F10435526
Status:	Active
Size:	1,620 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	Golf View
List Price:	\$399,900
List PPSF:	\$247
Valuated Price:	\$347,000
Valuated PPSF:	\$203

*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:	100
Number of active listings for rent:	0
Number of active listings for sale:	2
Building inventory for sale:	2%
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:	2

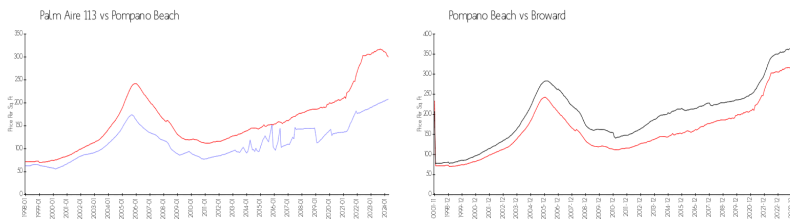
## Building Association Information

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
503	1,710 sq ft	Mar 2024	\$305,000	\$178
903	1,710 sq ft	Feb 2024	\$270,000	\$158
709		Dec 2023	\$447,000	

## Market Information



Palm Aire 113:	\$208/sq. ft.	Pompano Beach:	\$300/sq. ft.
Pompano Beach:	\$300/sq. ft.	Broward:	\$348/sq. ft.

## Inventory for Sale

Palm Aire 113	2%
Pompano Beach	3%
Broward	3%

## Avg. Time to Close Over Last 12 Months



Palm Aire 113  
Pompano Beach  
Broward

84 days  
72 days  
67 days