

# Unit 202 - Palm Aire 12

202 - 3250 N Palm Aire Dr, Pompano Beach, FL, Broward 33069

## Unit Information

|                 |  |
|-----------------|--|
| MLS Number:     | F10437351                              |
| Status:         | Pending                                |
| Size:           | 1,200 Sq ft.                           |
| Bedrooms:       | 2                                      |
| Full Bathrooms: | 2                                      |
| Half Bathrooms: | 0                                      |
| Parking Spaces: | 1 Space,Assigned Parking,Guest Parking |
| View:           | Canal,Golf View                        |
| List Price:     | \$165,000                              |
| List PPSF:      | \$138                                  |
| Valuated Price: | \$228,000                              |
| Valuated PPSF:  | \$198                                  |

*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:      | 2  |
| Building inventory for sale:             | 2% |
| Number of sales over the last 12 months: | 2  |
| Number of sales over the last 6 months:  | 0  |
| Number of sales over the last 3 months:  | 0  |

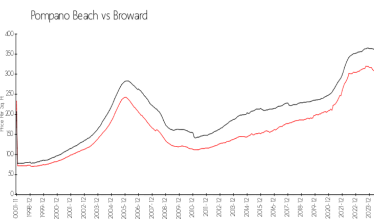
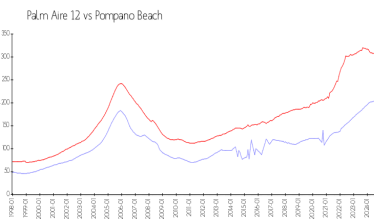
## Building Association Information

Palm-Aire Country Club Condominium Association, No. 12 Inc.  
 3500 Gateway Drive Suite 202  
 Pompano Beach, Florida 33069  
 Management Telephone: (954) 968-4481  
 Maintenance Telephone: (954) 968-4484

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 401    | 1,500 sq ft | Mar 2024     | \$298,000  | \$199 |
| 810    | 1,390 sq ft | Jan 2024     | \$295,000  | \$212 |

## Market Information



|                |               |                |               |
|----------------|---------------|----------------|---------------|
| Palm Aire 12:  | \$205/sq. ft. | Pompano Beach: | \$307/sq. ft. |
| Pompano Beach: | \$307/sq. ft. | Broward:       | \$345/sq. ft. |

## Inventory for Sale

|               |    |
|---------------|----|
| Palm Aire 12  | 2% |
| Pompano Beach | 4% |
| Broward       | 4% |

## Avg. Time to Close Over Last 12 Months



Palm Aire 12  
Pompano Beach  
Broward

50 days  
79 days  
72 days