

# 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:	\$235,000
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:	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:	3
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	1

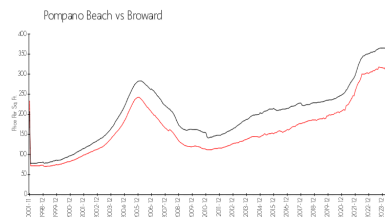
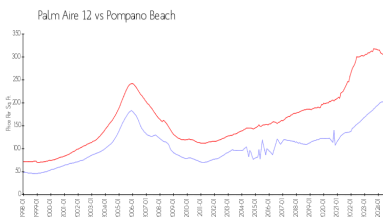
## Building Association Information

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
107	1,100 sq ft	Sep 2024	\$175,000	\$159
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:	\$211/sq. ft.	Pompano Beach:	\$286/sq. ft.
Pompano Beach:	\$286/sq. ft.	Broward:	\$351/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	60 days
Pompano Beach	77 days
Broward	72 days

