

# Unit 707 - Palm Aire 39

707 - 2940 N Course Dr, Pompano Beach, FL, Broward 33069

## Unit Information

|                 |  |
|-----------------|--|
| MLS Number:     | F10437980                              |
| Status:         | Active                                 |
| Size:           | 1,710 Sq ft.                           |
| Bedrooms:       | 3                                      |
| Full Bathrooms: | 2                                      |
| Half Bathrooms: | 0                                      |
| Parking Spaces: | 1 Space,Assigned Parking,Guest Parking |
| View:           | Lake,Water View                        |
| List Price:     | \$509,000                              |
| List PPSF:      | \$298                                  |
| Valuated Price: | \$415,000                              |
| Valuated PPSF:  | \$243                                  |

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:                         | 107 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 8   |
| Building inventory for sale:             | 7%  |
| 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

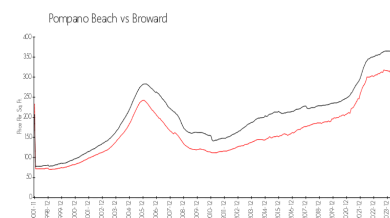
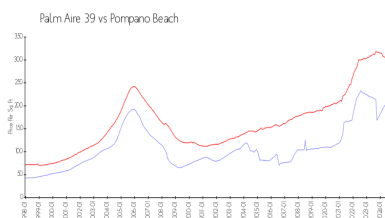
Mwi/Campbell Management Co,  
Palm Aire Country Club Condominium Association 3500 Gateway Drive # 202  
Pompano Beach, FL 33069-4870  
(954) 968-4481

<http://palmaire.clublink.com/>

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 202    | 1,100 sq ft | Sep 2024     | \$205,000  | \$186 |
| 901    | 1,500 sq ft | Mar 2024     | \$450,000  | \$300 |
| 504    | 1,150 sq ft | Oct 2023     | \$190,000  | \$165 |

## Market Information



Palm Aire 39: \$221/sq. ft.  
Pompano Beach: \$286/sq. ft.

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Broward: \$351/sq. ft.

## Inventory for Sale

|               |    |
|---------------|----|
| Palm Aire 39  | 7% |
| Pompano Beach | 4% |
| Broward       | 4% |

## Avg. Time to Close Over Last 12 Months

|              |         |
|--------------|---------|
| Palm Aire 39 | 31 days |
|--------------|---------|



Pompano Beach  
Broward

77 days  
72 days