

# Unit 304 - Palm Aire 39

304 - 2940 N Course Dr, Pompano Beach, FL, Broward 33069

## Unit Information

MLS Number:	F10438054
Status:	Active
Size:	1,150 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Deeded Parking, Guest Parking
View:	Lake
List Price:	\$298,000
List PPSF:	\$259
Valuated Price:	\$237,000
Valuated PPSF:	\$206

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:	7
Building inventory for sale:	6%
Number of sales over the last 12 months:	2
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	0

## Building Association Information

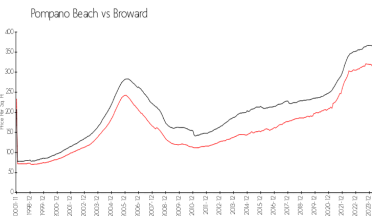
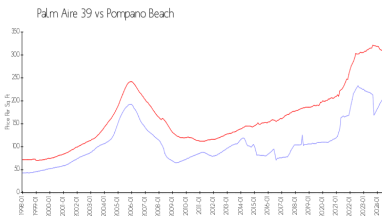
Mwi/Campbell Management Co,  
 Palm Aire Country Club Condominium Association 3500 Gateway Drive # 202  
 Pompano Beach, FL 33069-4870  
 (954) 968-4481

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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:	\$215/sq. ft.	Pompano Beach:	\$308/sq. ft.
Pompano Beach:	\$308/sq. ft.	Broward:	\$346/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	35 days
Pompano Beach	77 days
Broward	72 days