

Unit 406 - Palm Aire 34

406 - 3051 S Palm Aire Dr, Pompano Beach, FL, Broward 33069

Unit Information

MLS Number:	F10438396
Status:	Active
Size:	1,150 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	Garden View,Golf View,Water View
List Price:	\$265,000
List PPSF:	\$230
Valuated Price:	\$256,000
Valuated PPSF:	\$223

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:	40
Number of active listings for rent:	0
Number of active listings for sale:	3
Building inventory for sale:	7%
Number of sales over the last 12 months:	3
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	0

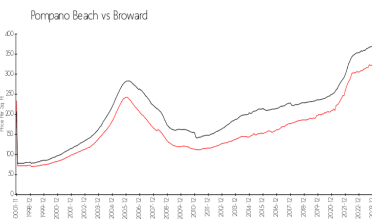
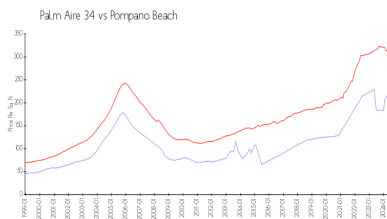
Building Association Information

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
106	1,150 sq ft	Feb 2024	\$235,000	\$204
207	1,064 sq ft	Jan 2024	\$210,000	\$197
206	1,150 sq ft	Jul 2023	\$210,000	\$183

Market Information



Palm Aire 34:	\$219/sq. ft.	Pompano Beach:	\$313/sq. ft.
Pompano Beach:	\$313/sq. ft.	Broward:	\$351/sq. ft.

Inventory for Sale

Palm Aire 34	8%
Pompano Beach	3%
Broward	4%

Avg. Time to Close Over Last 12 Months



Palm Aire 34
Pompano Beach
Broward

86 days
75 days
69 days