

# Unit 908 - Palm Aire 8

908 - 3050 N Palm Aire Dr, Pompano Beach, FL, Broward 33069

## Unit Information

MLS Number: F10439187  
 Status: Active  
 Size: 1,150 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space, Guest Parking  
 View: Golf View, Lake, Water View  
 List Price: \$265,000  
 List PPSF: \$230  
 Valuated Price: \$219,000  
 Valuated PPSF: \$190

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

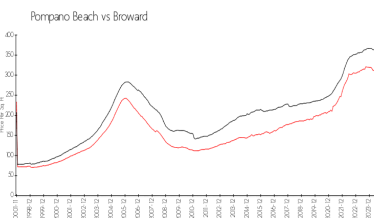
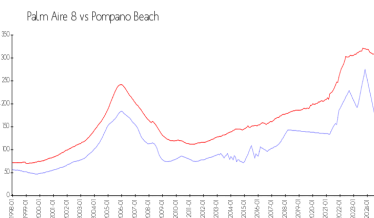
## Building Association Information

Palm-Aire Country Club Condominium Association NO 8, Inc  
 C/O M&M Property Management, LLC  
 1412 S. Powerline Road  
 Pompano Beach, FL 33069  
 (954) 582-4400

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 704    | 900 sq ft   | Jun 2024     | \$120,000  | \$133 |
| 807    | 960 sq ft   | May 2024     | \$223,000  | \$232 |
| 903    | 1,100 sq ft | Dec 2023     | \$232,500  | \$211 |
| 505    | 852 sq ft   | Dec 2023     | \$147,000  | \$173 |
| 102    | 1,150 sq ft | Nov 2023     | \$298,000  | \$259 |

## Market Information



Palm Aire 8: \$169/sq. ft.  
 Pompano Beach: \$308/sq. ft.  
 Pompano Beach: \$308/sq. ft.  
 Broward: \$346/sq. ft.

## Inventory for Sale

Palm Aire 8: 7%  
 Pompano Beach: 4%  
 Broward: 4%



**Avg. Time to Close Over Last 12 Months**

|               |         |
|---------------|---------|
| Palm Aire 8   | 61 days |
| Pompano Beach | 77 days |
| Broward       | 72 days |