

# Unit 704 - Palm Aire 114

704 - 3507 Oaks Wy, Pompano Beach, FL, Broward 33069

## Unit Information

MLS Number:	F10439507
Status:	Active
Size:	1,710 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking,Deeded Parking
View:	Golf View
List Price:	\$295,000
List PPSF:	\$173
Valuated Price:	\$322,000
Valuated PPSF:	\$188

*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:	119
Number of active listings for rent:	0
Number of active listings for sale:	6
Building inventory for sale:	5%
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

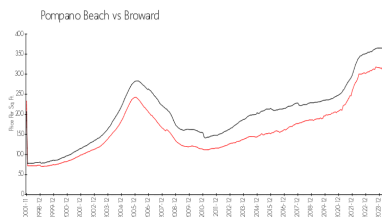
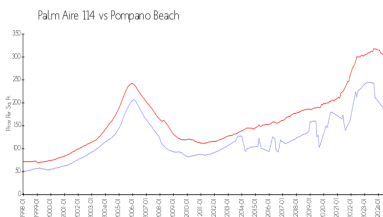
## Building Association Information

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
505	1,225 sq ft	Jul 2024	\$210,000	\$171
311	1,800 sq ft	Nov 2023	\$445,000	\$247
710	1,710 sq ft	Oct 2023	\$365,000	\$213

## Market Information



Palm Aire 114: \$187/sq. ft.  
Pompano Beach: \$286/sq. ft.

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Broward: \$351/sq. ft.

## Inventory for Sale

Palm Aire 114	5%
Pompano Beach	4%
Broward	4%

## Avg. Time to Close Over Last 12 Months

Palm Aire 114	37 days
Pompano Beach	77 days
Broward	72 days

