

# Unit 103 - Palm Aire 4

103 - 3000 N Palm Aire Dr, Pompano Beach, FL, Broward 33069

## Unit Information

MLS Number: F10442295  
 Status: Active  
 Size: 1,150 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Assigned Parking  
 View: Golf View  
 List Price: \$335,000  
 List PPSF: \$291  
 Valuated Price: \$201,000  
 Valuated PPSF: \$175

*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: 42  
 Number of active listings for rent: 0  
 Number of active listings for sale: 4  
 Building inventory for sale: 9%  
 Number of sales over the last 12 months: 3  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 2

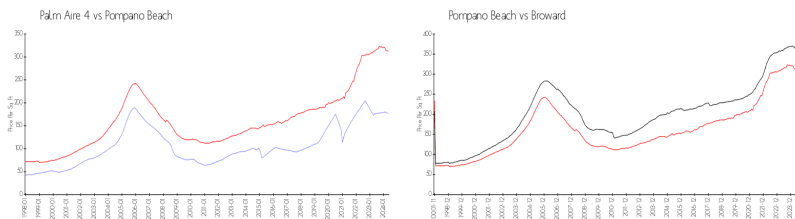
## Building Association Information

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
201	1,500 sq ft	Jun 2024	\$310,000	\$207
305	1,150 sq ft	May 2024	\$185,000	\$161
405	1,100 sq ft	Feb 2024	\$200,000	\$182

## Market Information



Palm Aire 4: \$177/sq. ft.  
 Pompano Beach: \$313/sq. ft.  
 Pompano Beach: \$313/sq. ft.  
 Broward: \$351/sq. ft.

## Inventory for Sale

Palm Aire 4: 10%  
 Pompano Beach: 3%  
 Broward: 3%

## Avg. Time to Close Over Last 12 Months



Palm Aire 4  
Pompano Beach  
Broward

62 days  
74 days  
69 days