

Unit 707 - Palm Aire 8

707 - 3050 N Palm Aire Dr, Pompano Beach, FL, Broward 33069

Unit Information

| | |
|-----------------|--------------------------------|
| MLS Number: | F10442880 |
| Status: | Pending |
| Size: | 960 Sq ft. |
| Bedrooms: | 1 |
| Full Bathrooms: | 1 |
| Half Bathrooms: | 1 |
| Parking Spaces: | Assigned Parking,Guest Parking |
| View: | Garden View |
| List Price: | \$129,900 |
| List PPSF: | \$135 |
| Valuated Price: | \$170,000 |
| Valuated PPSF: | \$177 |

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: | 7 |
| Building inventory for sale: | 7% |
| 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: | 0 |

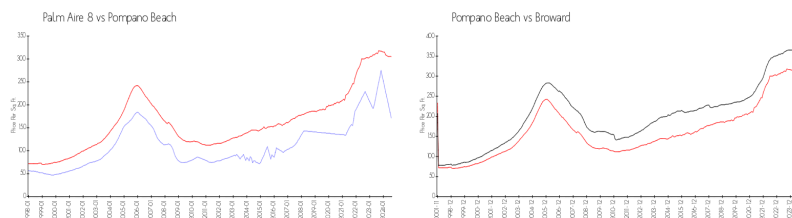
Building Association Information

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: | \$177/sq. ft. | Pompano Beach: | \$286/sq. ft. |
| Pompano Beach: | \$286/sq. ft. | Broward: | \$351/sq. ft. |

Inventory for Sale

| | |
|---------------|----|
| Palm Aire 8 | 8% |
| Pompano Beach | 4% |
| Broward | 4% |

Avg. Time to Close Over Last 12 Months

| | |
|-------------|---------|
| Palm Aire 8 | 66 days |
|-------------|---------|

Pompano Beach
Broward

77 days
72 days