

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:	\$163,000
Valuated PPSF:	\$170



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

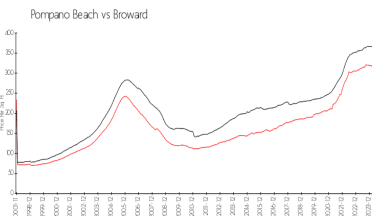
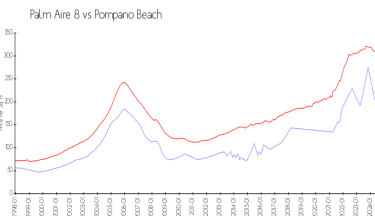
Building Association Information

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