

# Unit 212 - Palm Aire 114

212 - 3507 Oaks Wy, Pompano Beach, FL, Broward 33069

## Unit Information

MLS Number:	F10444600
Status:	Active
Size:	1,400 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Guest Parking
View:	Golf View,Lagoon
List Price:	\$320,000
List PPSF:	\$229
Valuated Price:	\$269,000
Valuated PPSF:	\$179

*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

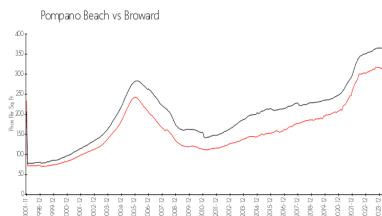
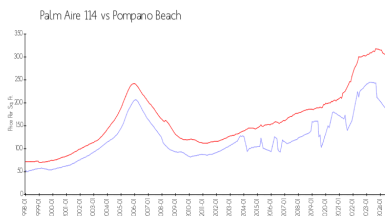
## Building Association Information

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.
Pompano Beach:	\$286/sq. ft.	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

