

Unit 706 - Palm Aire 61

706 - 575 Oaks Ln, Pompano Beach, FL, Broward 33069

Unit Information

MLS Number: F10445179
 Status: Closed
 Size: 1,150 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: 1 Space, Guest Parking
 View: Golf View
 List Price: \$222,999
 List PPSF: \$194
 Valuated Price: \$223,000
 Valuated PPSF: \$194

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: 100
 Number of active listings for rent: 0
 Number of active listings for sale: 8
 Building inventory for sale: 8%
 Number of sales over the last 12 months: 10
 Number of sales over the last 6 months: 5
 Number of sales over the last 3 months: 1

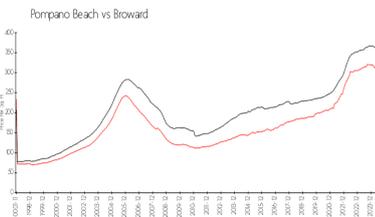
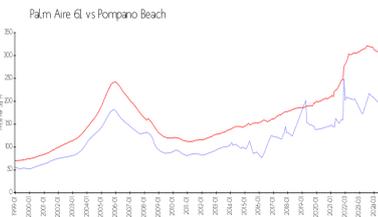
Building Association Information

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 |
|--------|-------------|--------------|------------|-------|
| 706 | 1,150 sq ft | Sep 2024 | \$212,000 | \$184 |
| 702 | 1,150 sq ft | Jun 2024 | \$217,000 | \$189 |
| 505 | 960 sq ft | Mar 2024 | \$205,000 | \$214 |
| 1005 | 960 sq ft | Mar 2024 | \$228,500 | \$238 |
| 603 | 1,150 sq ft | Mar 2024 | \$318,000 | \$277 |

Market Information

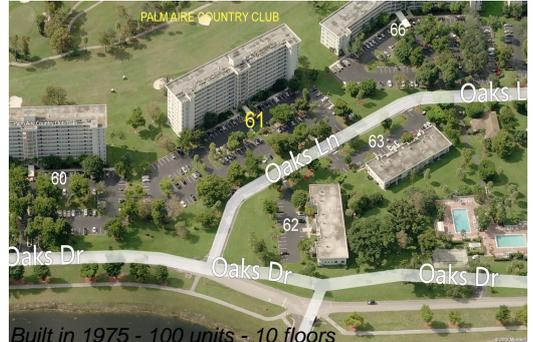


Palm Aire 61: \$194/sq. ft.
 Pompano Beach: \$308/sq. ft.

Pompano Beach: \$308/sq. ft.
 Broward: \$346/sq. ft.

Inventory for Sale

Palm Aire 61: 8%
 Pompano Beach: 4%
 Broward: 4%



Avg. Time to Close Over Last 12 Months

| | |
|---------------|---------|
| Palm Aire 61 | 89 days |
| Pompano Beach | 78 days |
| Broward | 72 days |