

# Unit 303 - Palm Aire 11

303 - 3200 N Palm Aire Dr, Pompano Beach, FL, Broward 33069

## Unit Information

MLS Number: F10445410  
 Status: Active  
 Size: 1,064 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space,Assigned Parking,Open Space Parking  
 View: Garden View,Golf View  
 List Price: \$209,000  
 List PPSF: \$196  
 Valuated Price: \$217,000  
 Valuated PPSF: \$189

*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: 9  
 Building inventory for sale: 10%  
 Number of sales over the last 12 months: 3  
 Number of sales over the last 6 months: 0  
 Number of sales over the last 3 months: 0

## Building Association Information

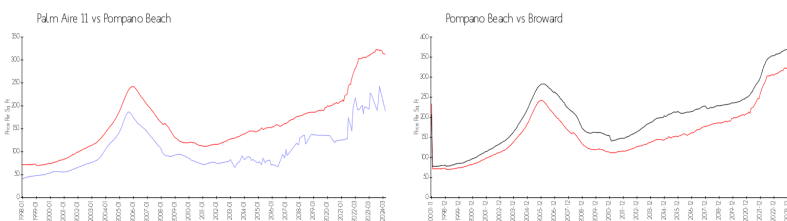
Palm Aire Condo #11  
 3520 Oaks Way  
 Pompano Beach FL 33069  
 954-972-7706

<http://www.palmaire11.com/palmaire11/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
207	1,168 sq ft	Dec 2023	\$229,000	\$196
402	1,150 sq ft	Oct 2023	\$220,000	\$191
107	960 sq ft	Sep 2023	\$150,000	\$156

## Market Information



Palm Aire 11: \$190/sq. ft.  
 Pompano Beach: \$313/sq. ft.  
 Broward: \$351/sq. ft.

## Inventory for Sale

Palm Aire 11: 10%  
 Pompano Beach: 3%  
 Broward: 4%



**Avg. Time to Close Over Last 12 Months**

Palm Aire 11	38 days
Pompano Beach	75 days
Broward	69 days