

Unit 109 - Palm Aire 8

109 - 3050 N Palm Aire Dr, Pompano Beach, FL, Broward 33069

Unit Information

MLS Number: F10446097
 Status: Active
 Size: 1,100 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: 1 Space, Guest Parking
 View: Golf View
 List Price: \$259,900
 List PPSF: \$236
 Valued Price: \$202,000
 Valued PPSF: \$176

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

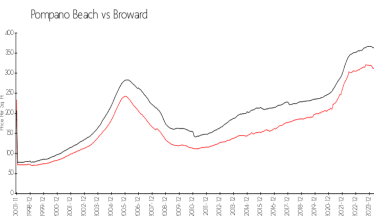
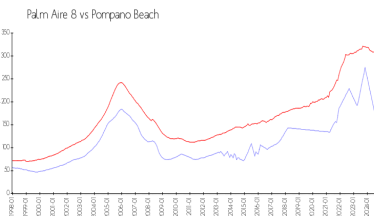
Building Association Information

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