

# Unit 107 - Palm Aire 12

107 - 3250 N Palm Aire Dr, Pompano Beach, FL, Broward 33069

## Unit Information

MLS Number:	F10446605
Status:	Active Under Contract
Size:	1,100 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	Garden View,Golf View
List Price:	\$185,000
List PPSF:	\$168
Valuated Price:	\$206,000
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:	90
Number of active listings for rent:	0
Number of active listings for sale:	3
Building inventory for sale:	3%
Number of sales over the last 12 months:	2
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	0

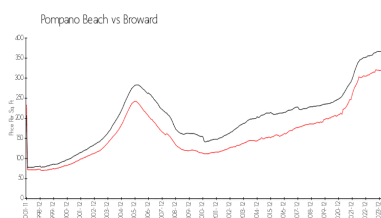
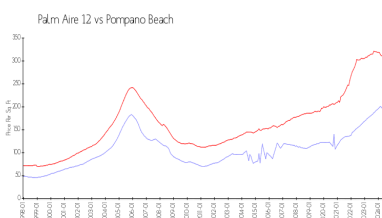
## Building Association Information

Palm-Aire Country Club Condominium Association, No. 12 Inc.  
 3500 Gateway Drive Suite 202  
 Pompano Beach, Florida 33069  
 Management Telephone: (954) 968-4481  
 Maintenance Telephone: (954) 968-4484

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
401	1,500 sq ft	Mar 2024	\$298,000	\$199
810	1,390 sq ft	Jan 2024	\$295,000	\$212

## Market Information

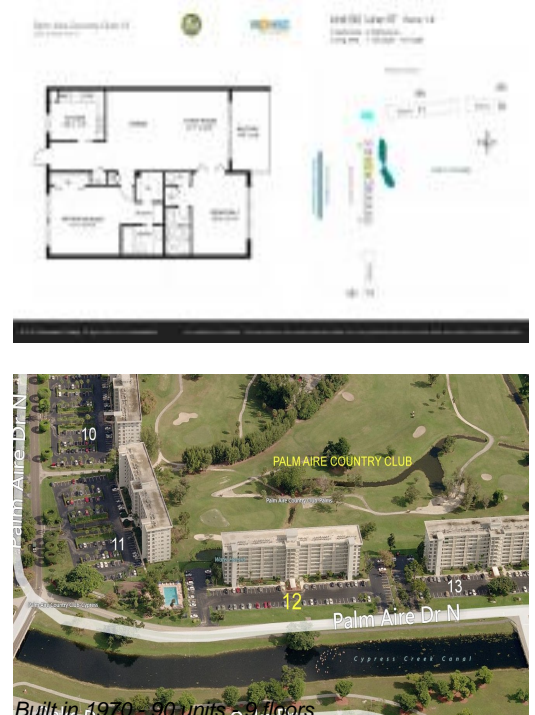


Palm Aire 12:	\$187/sq. ft.	Pompano Beach:	\$308/sq. ft.
Pompano Beach:	\$308/sq. ft.	Broward:	\$346/sq. ft.

## Inventory for Sale

Palm Aire 12	3%
Pompano Beach	4%
Broward	4%

## Avg. Time to Close Over Last 12 Months



Palm Aire 12  
Pompano Beach  
Broward

50 days  
77 days  
72 days