

# Unit 302 - Palm Aire 10

302 - 3150 N Palm Aire Dr, Pompano Beach, FL, Broward 33069

## Unit Information

MLS Number:	F10447423
Status:	Active Under Contract
Size:	1,100 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space, Guest Parking
View:	Golf View
List Price:	\$235,000
List PPSF:	\$214
Valuated Price:	\$195,000
Valuated PPSF:	\$170



*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:	7
Building inventory for sale:	7%
Number of sales over the last 12 months:	4
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	1

## Building Association Information

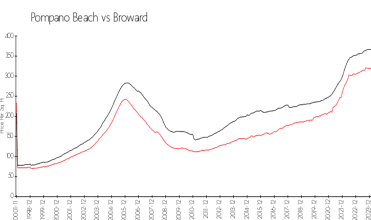
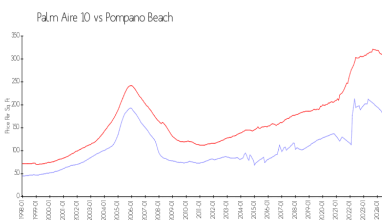
PALM-AIRE COUNTRY CLUB CONDOMINIUM ASSOCIATION NO 10, INC  
 C/O M&M Property Management LLC  
 1412 S. Powerline Road  
 Pompano Beach, FL 33069  
 Office: (954) 582-4400  
 Fax: (954) 582-4407

<http://www.palmaire10.com/palmaire10/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
609	1,150 sq ft	Aug 2024	\$135,000	\$117
209	1,100 sq ft	Apr 2024	\$210,000	\$191
510	1,390 sq ft	Mar 2024	\$241,730	\$174
709	1,150 sq ft	Oct 2023	\$252,500	\$220

## Market Information



Palm Aire 10:	\$173/sq. ft.	Pompano Beach:	\$308/sq. ft.
Pompano Beach:	\$308/sq. ft.	Broward:	\$346/sq. ft.

## Inventory for Sale

Palm Aire 10 8%

Pompano Beach	4%
Broward	4%

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

Palm Aire 10	58 days
Pompano Beach	78 days
Broward	72 days