

Unit 201 - Palm Aire 1

201 - 2800 N Palm Aire Dr, Pompano Beach, FL, Broward 33069

Unit Information

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|-----------------|--|
| MLS Number: | F10447650 |
| Status: | Active |
| Size: | 1,400 Sq ft. |
| Bedrooms: | 3 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | 0 |
| Parking Spaces: | 1 Space,Assigned Parking,Guest Parking |
| View: | Garden View,Golf View |
| List Price: | \$322,400 |
| List PPSF: | \$230 |
| Valuated Price: | \$279,000 |
| Valuated PPSF: | \$186 |

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

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|--|----|
| Number of units: | 40 |
| Number of active listings for rent: | 0 |
| Number of active listings for sale: | 1 |
| Building inventory for sale: | 2% |
| 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: | 1 |

Building Association Information

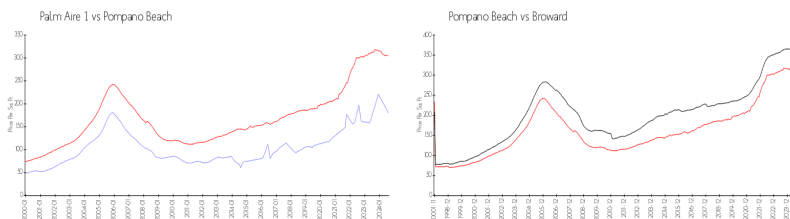
Palm-Aire Village Condominium Association No. 1, Inc
2945 W Cypress Creek Rd
Fort Lauderdale, FL 33309

http://palmaire1.net/palmaire1/outside_home.asp

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 310 | 1,390 sq ft | Aug 2024 | \$220,000 | \$158 |
| 108 | 1,140 sq ft | Dec 2023 | \$250,000 | \$219 |

Market Information



| | | | |
|----------------|---------------|----------------|---------------|
| Palm Aire 1: | \$187/sq. ft. | Pompano Beach: | \$286/sq. ft. |
| Pompano Beach: | \$286/sq. ft. | Broward: | \$351/sq. ft. |

Inventory for Sale

| | |
|---------------|----|
| Palm Aire 1 | 3% |
| Pompano Beach | 4% |
| Broward | 4% |

Avg. Time to Close Over Last 12 Months

| | |
|---------------|---------|
| Palm Aire 1 | 62 days |
| Pompano Beach | 77 days |
| Broward | 72 days |

