

# Unit 609 - Palm Aire 50

609 - 3090 N Course Dr, Pompano Beach, FL, Broward 33069

## Unit Information

MLS Number:	F10448861
Status:	Active
Size:	1,150 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space
View:	Golf View,Lake
List Price:	\$265,000
List PPSF:	\$230
Valuated Price:	\$251,000
Valuated PPSF:	\$218

*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:	107
Number of active listings for rent:	0
Number of active listings for sale:	9
Building inventory for sale:	8%
Number of sales over the last 12 months:	7
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	2

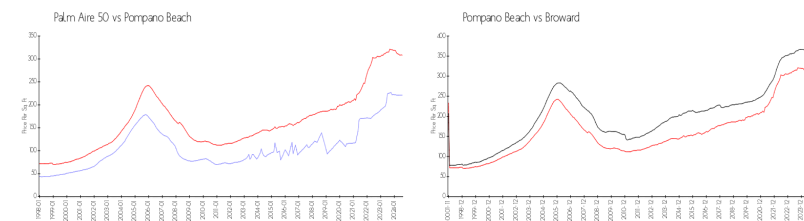
## Building Association Information

Building 50 Of Palm Aire  
3090 N Course Dr , Pompano Beach FL 33069  
(954)971-2442

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
108	1,071 sq ft	Aug 2024	\$235,000	\$219
508	1,071 sq ft	Jun 2024	\$168,000	\$157
908	1,100 sq ft	Mar 2024	\$185,000	\$168
408	1,130 sq ft	Mar 2024	\$175,000	\$155
107	2,100 sq ft	Dec 2023	\$525,000	\$250

## Market Information

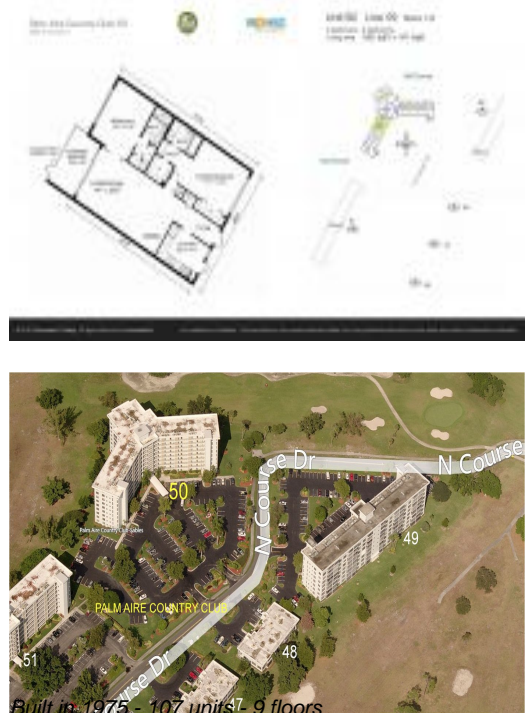


Palm Aire 50:	\$221/sq. ft.	Pompano Beach:	\$308/sq. ft.
Pompano Beach:	\$308/sq. ft.	Broward:	\$346/sq. ft.

## Inventory for Sale

Palm Aire 50	8%
Pompano Beach	4%
Broward	4%

## Avg. Time to Close Over Last 12 Months



Palm Aire 50  
Pompano Beach  
Broward

61 days  
77 days  
72 days