

Unit 344 - Garden Aire Village

344 - 2601 NE 14th St Cswy, Pompano Beach, FL, Broward 33062

Unit Information

MLS Number:	F10449562
Status:	Expired
Size:	912 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	Garden View,Pool Area View
List Price:	\$249,500
List PPSF:	\$274
Valuated Price:	\$231,000
Valuated PPSF:	\$253

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:	129
Number of active listings for rent:	0
Number of active listings for sale:	3
Building inventory for sale:	2%
Number of sales over the last 12 months:	5
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	1

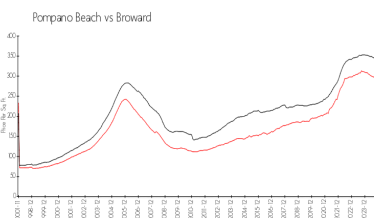
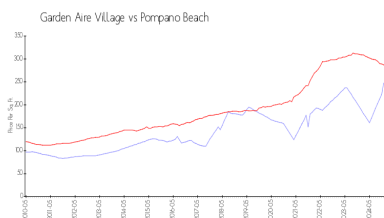
Building Association Information

Garden Aire Village
2601 NE 14th Street Cswy
Pompano Beach, FL 33062
954) 943-7720

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
244	912 sq ft	Apr 2025	\$222,000	\$243
145	935 sq ft	Dec 2024	\$230,000	\$246
140	760 sq ft	Nov 2024	\$205,000	\$270
340	760 sq ft	Nov 2024	\$95,000	\$125
224	760 sq ft	May 2024	\$120,000	\$158

Market Information



Garden Aire Village: \$243/sq. ft.
Pompano Beach: \$282/sq. ft.

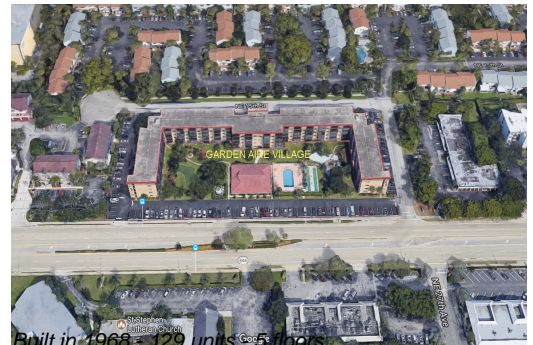
Pompano Beach: \$282/sq. ft.
Broward: \$324/sq. ft.

Inventory for Sale

Garden Aire Village	2%
Pompano Beach	5%
Broward	5%

Avg. Time to Close Over Last 12 Months

Garden Aire Village	90 days
Pompano Beach	85 days



Broward

83 days