

Unit 344 - Garden Aire Village

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

Unit Information

MLS Number:	F10449562
Status:	Active
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:	\$237,000
Valuated PPSF:	\$260

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:	4
Building inventory for sale:	3%
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:	3

Building Association Information

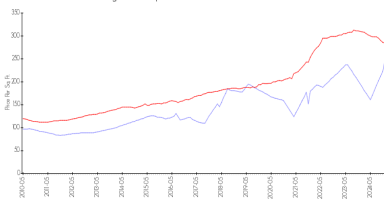
Garden Aire Village
 2601 NE 14th Street Cswy
 Pompano Beach, FL 33062
 954) 943-7720

Recent Sales

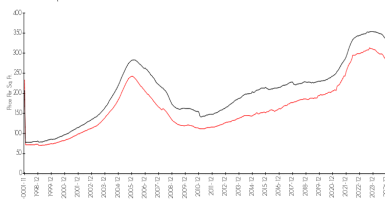
Unit #	Size	Closing Date	Sale Price	PPSF
145	935 sq ft	Dec 2024	\$230,000	\$246
140	760 sq ft	Nov 2024	\$205,000	\$270
340	760 sq ft	Nov 2024	\$95,000	\$125
224	760 sq ft	May 2024	\$120,000	\$158

Market Information

Garden Aire Village vs Pompano Beach



Pompano Beach vs Broward



Garden Aire Village: \$249/sq. ft.
 Pompano Beach: \$177/sq. ft.

Pompano Beach: \$177/sq. ft.
 Broward: \$334/sq. ft.

Inventory for Sale

Garden Aire Village	3%
Pompano Beach	5%
Broward	5%

Avg. Time to Close Over Last 12 Months

Garden Aire Village	112 days
Pompano Beach	80 days
Broward	78 days

