

# Unit 401 - Palm Aire 4

401 - 3000 N Palm Aire Dr, Pompano Beach, FL, Broward 33069

## Unit Information

MLS Number: F10449897  
 Status: Active  
 Size: 1,390 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space  
 View: Golf View,Lagoon,Other View  
 List Price: \$289,000  
 List PPSF: \$208  
 Valuated Price: \$272,000  
 Valuated PPSF: \$181

*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: 42  
 Number of active listings for rent: 0  
 Number of active listings for sale: 3  
 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

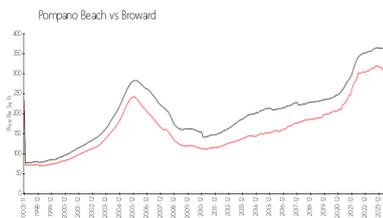
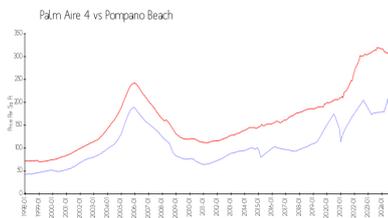
## Building Association Information

Mwi/Campbell Management Co, Palm Aire Country Club Condominium Association  
 3500 Gateway Drive # 202  
 Pompano Beach, FL 33069-4870  
 (954) 968-4481

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
403	1,100 sq ft	Jul 2024	\$155,000	\$141
201	1,500 sq ft	Jun 2024	\$310,000	\$207
305	1,150 sq ft	May 2024	\$185,000	\$161
405	1,100 sq ft	Feb 2024	\$200,000	\$182

## Market Information



Palm Aire 4: \$178/sq. ft. Pompano Beach: \$307/sq. ft.  
 Pompano Beach: \$307/sq. ft. Broward: \$345/sq. ft.

## Inventory for Sale

Palm Aire 4: 7%  
 Pompano Beach: 4%  
 Broward: 4%

## Avg. Time to Close Over Last 12 Months



Palm Aire 4  
Pompano Beach  
Broward

80 days  
78 days  
72 days