

# Unit 102 - Palm Aire 6

102 - 2751 N Palm Aire Dr, Pompano Beach, FL, Broward 33069

## Unit Information

MLS Number:	F10454219
Status:	Active
Size:	1,150 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	Lagoon,Lake,Water View
List Price:	\$234,900
List PPSF:	\$204
Valuated Price:	\$177,000
Valuated PPSF:	\$154

*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:	60
Number of active listings for rent:	0
Number of active listings for sale:	6
Building inventory for sale:	10%
Number of sales over the last 12 months:	3
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	0

## Building Association Information

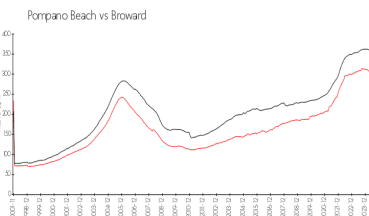
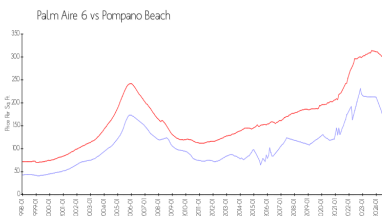
PALM-AIRE COUNTRY CLUB CONDOMINIUM ASSOCIATION NO 6, INC  
C/O M&M Property Management, LLC  
1412 S. Powerline Rd.  
Pompano Beach, FL 33069  
Phone: (954) 582-4400  
Fax: (954) 582-4407

[http://www.palmaire6.com/palmaire/outside\\_home.asp](http://www.palmaire6.com/palmaire/outside_home.asp)

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
503	1,064 sq ft	Jul 2024	\$195,000	\$183
508	1,184 sq ft	Jan 2024	\$247,500	\$209
104	900 sq ft	Dec 2023	\$177,000	\$197

## Market Information



Palm Aire 6:	\$158/sq. ft.	Pompano Beach:	\$299/sq. ft.
Pompano Beach:	\$299/sq. ft.	Broward:	\$339/sq. ft.

## Inventory for Sale

Palm Aire 6	10%
Pompano Beach	4%
Broward	4%

## Avg. Time to Close Over Last 12 Months



Palm Aire 6  
Pompano Beach  
Broward

62 days  
79 days  
74 days