

# 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

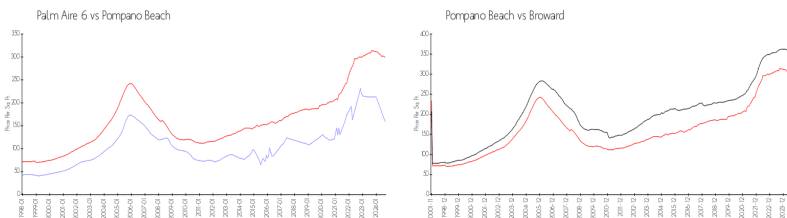
PALM-AIRE COUNTRY CLUB CONDOMINIUM ASSOCIATION NO 6, INC  
 C/O M&M Property Management, LLC  
 1412 S. Powerline Rd.  
 Pompano Beach, FL 33069  
 Phone: (954) 582-4400  
 Fax: (954) 582-4407

[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



Built in 1970 - 60 units - 6 floors

Palm Aire 6  
Pompano Beach  
Broward

62 days  
79 days  
74 days