

# Unit 305 - Palm Aire 53

305 - 2900 N Course Dr, Pompano Beach, FL, Broward 33069

## Unit Information

MLS Number: F10456027  
 Status: Active  
 Size: 1,260 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space  
 View: Lake  
 List Price: \$199,900  
 List PPSF: \$159  
 Valuated Price: \$251,000  
 Valuated PPSF: \$199

*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: 100  
 Number of active listings for rent: 0  
 Number of active listings for sale: 6  
 Building inventory for sale: 6%  
 Number of sales over the last 12 months: 4  
 Number of sales over the last 6 months: 0  
 Number of sales over the last 3 months: 0

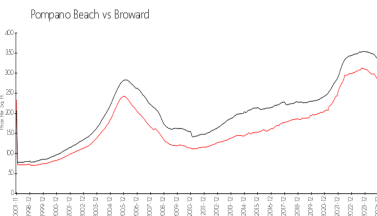
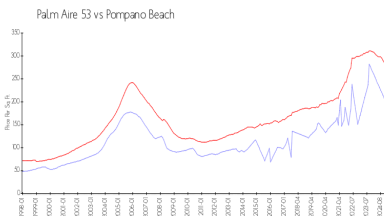
## Building Association Information

Palm-Aire Country Club Condominium Association No. 53, Inc.  
 2900 N COURSE DR  
 POMPANO BEACH  
 Mailing Address  
 C/O CAMPBELL PROPERTY MGMNT.  
 3500 Gateway Dr #202  
 Pompano Beach, FL 33069  
 (954) 968-4481

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
503	1,710 sq ft	Jul 2024	\$349,777	\$205
309	1,710 sq ft	May 2024	\$300,000	\$175
507	1,216 sq ft	Apr 2024	\$265,000	\$218
1008	1,620 sq ft	Mar 2024	\$475,000	\$293

## Market Information

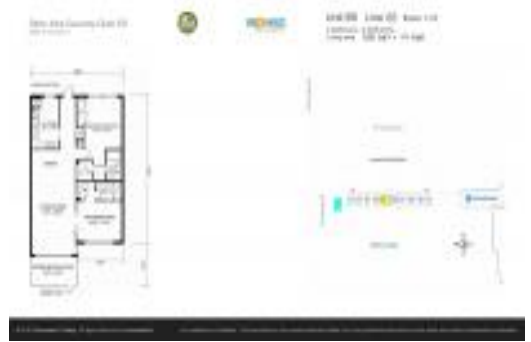


Palm Aire 53: \$205/sq. ft.  
 Pompano Beach: \$177/sq. ft.

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

## Inventory for Sale

Palm Aire 53: 6%  
 Pompano Beach: 5%  
 Broward: 5%



## **Avg. Time to Close Over Last 12 Months**

Palm Aire 53	83 days
Pompano Beach	80 days
Broward	78 days