

# Unit 806 - Palm Aire 8

806 - 3050 N Palm Aire Dr, Pompano Beach, FL, Broward 33069

## Unit Information

MLS Number:	F10456504
Status:	Active
Size:	960 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	Canal,Golf View
List Price:	\$224,800
List PPSF:	\$234
Valuated Price:	\$167,000
Valuated PPSF:	\$174

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:	90
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:	5
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	1

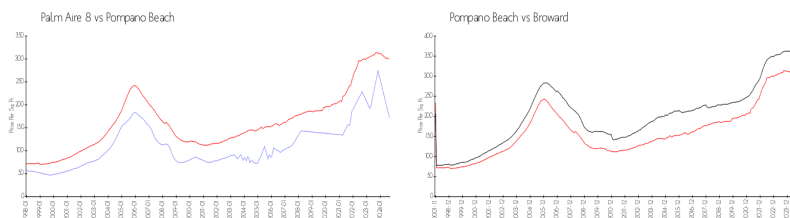
## Building Association Information

Palm-Aire Country Club Condominium Association NO 8, Inc  
C/O M&M Property Management, LLC  
1412 S. Powerline Road  
Pompano Beach, FL 33069  
(954) 582-4400

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
707	960 sq ft	Sep 2024	\$116,000	\$121
704	900 sq ft	Jun 2024	\$120,000	\$133
807	960 sq ft	May 2024	\$223,000	\$232
903	1,100 sq ft	Dec 2023	\$232,500	\$211
505	852 sq ft	Dec 2023	\$147,000	\$173

## Market Information



Palm Aire 8:	\$173/sq. ft.	Pompano Beach:	\$299/sq. ft.
Pompano Beach:	\$299/sq. ft.	Broward:	\$339/sq. ft.

## Inventory for Sale

Palm Aire 8	7%
Pompano Beach	4%
Broward	4%

## Avg. Time to Close Over Last 12 Months

Palm Aire 8	66 days
-------------	---------

Pompano Beach  
Broward

79 days  
74 days