

# Unit 2823 N Course Dr # 201 - Breezes at Palm Aire

2823 N Course Dr # 201 - 2803-2837 N Course Dr, Pompano Beach, FL, Broward 33069

## Unit Information

MLS Number:	F10457715
Status:	Active
Size:	1,180 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned Parking, Guest Parking
View:	Lake
List Price:	\$265,000
List PPSF:	\$225
Valuated Price:	\$244,000
Valuated PPSF:	\$218

*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:	288
Number of active listings for rent:	0
Number of active listings for sale:	2
Building inventory for sale:	0%
Number of sales over the last 12 months:	1
Number of sales over the last 6 months:	0
Number of sales over the last 3 months:	0

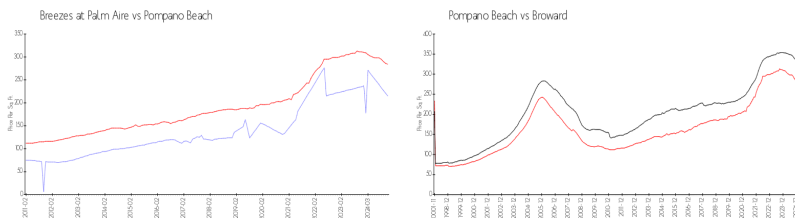
## Building Association Information

Breezes at Palm Aire  
 2801 N Course Dr  
 Pompano Beach, Florida 33069  
 +1 954-977-9991

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
208	735 sq ft	Mar 2024	\$200,000	\$272

## Market Information



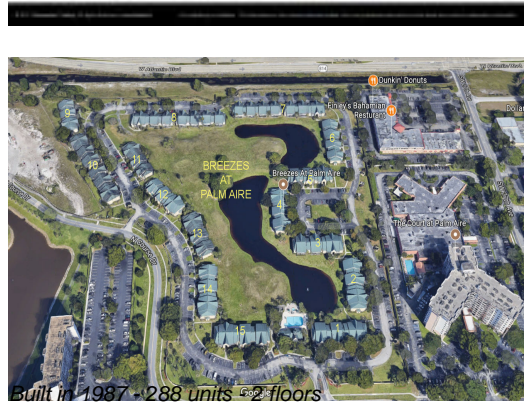
Breezes at Palm Aire:	\$217/sq. ft.	Pompano Beach:	\$177/sq. ft.
Pompano Beach:	\$177/sq. ft.	Broward:	\$334/sq. ft.

## Inventory for Sale

Breezes at Palm Aire	1%
Pompano Beach	5%
Broward	5%

## Avg. Time to Close Over Last 12 Months

Breezes at Palm Aire	32 days
Pompano Beach	80 days



Broward

78 days