

Unit 207 - Palm Aire 12

207 - 3250 N Palm Aire Dr, Pompano Beach, FL, Broward 33069

Unit Information

MLS Number:	F10458640
Status:	Active
Size:	1,150 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned Parking,Guest Parking
View:	Garden View,Golf View,Water View
List Price:	\$292,000
List PPSF:	\$254
Valuated Price:	\$205,000
Valuated PPSF:	\$178

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:	3
Building inventory for sale:	3%
Number of sales over the last 12 months:	4
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	1

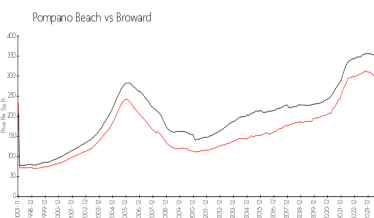
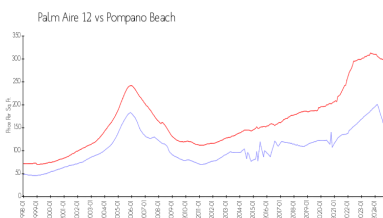
Building Association Information

Palm-Aire Country Club Condominium Association, No. 12 Inc.
 3500 Gateway Drive Suite 202
 Pompano Beach, Florida 33069
 Management Telephone: (954) 968-4481
 Maintenance Telephone: (954) 968-4484

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
202	1,200 sq ft	Oct 2024	\$163,000	\$136
107	1,100 sq ft	Sep 2024	\$175,000	\$159
401	1,500 sq ft	Mar 2024	\$298,000	\$199
810	1,390 sq ft	Jan 2024	\$295,000	\$212

Market Information



Palm Aire 12:	\$184/sq. ft.	Pompano Beach:	\$291/sq. ft.
Pompano Beach:	\$291/sq. ft.	Broward:	\$334/sq. ft.

Inventory for Sale

Palm Aire 12	3%
Pompano Beach	4%
Broward	5%

Avg. Time to Close Over Last 12 Months

Palm Aire 12	77 days
Pompano Beach	80 days



Broward

76 days