

Unit 409 - Palm Aire 38

409 - 3010 N Course Dr, Pompano Beach, FL, Broward 33069

Unit Information

MLS Number:	F10462272
Status:	Pending
Size:	1,150 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned Parking,Guest Parking
View:	Other View
List Price:	\$185,000
List PPSF:	\$161
Valuated Price:	\$209,000
Valuated PPSF:	\$182

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:	107
Number of active listings for rent:	0
Number of active listings for sale:	7
Building inventory for sale:	6%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	1

Building Association Information

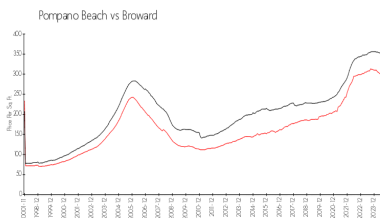
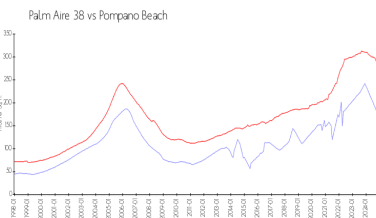
Mwi/Campbell Management Co, Palm Aire Country Club Condominium Association
 3500 Gateway Drive # 202
 Pompano Beach, FL 33069-4870
 (954) 968-4481

<http://palmaire.clublink.com/>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
506	1,710 sq ft	Dec 2024	\$430,000	\$251
907	1,710 sq ft	Aug 2024	\$278,846	\$163
708	1,130 sq ft	May 2024	\$175,000	\$155
112	1,500 sq ft	Feb 2024	\$360,000	\$240
504	1,100 sq ft	Dec 2023	\$207,000	\$188
202	1,150 sq ft	Dec 2023	\$250,000	\$217

Market Information



Palm Aire 38: \$179/sq. ft.
 Pompano Beach: \$291/sq. ft.

Pompano Beach: \$291/sq. ft.
 Broward: \$334/sq. ft.

Inventory for Sale

Palm Aire 38	7%
Pompano Beach	4%
Broward	5%



Avg. Time to Close Over Last 12 Months

Palm Aire 38	55 days
Pompano Beach	80 days
Broward	76 days