

# Unit 809 - Palm Aire 114

809 - 3507 Oaks Wy, Pompano Beach, FL, Broward 33069

## Unit Information

MLS Number: F10464402  
 Status: Active  
 Size: 1,710 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space,Assigned Parking,Guest Parking  
 View: Golf View,Lagoon,Pool Area View  
 List Price: \$419,000  
 List PPSF: \$245  
 Valuated Price: \$319,000  
 Valuated PPSF: \$187

*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: 119  
 Number of active listings for rent: 0  
 Number of active listings for sale: 7  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 3  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 1

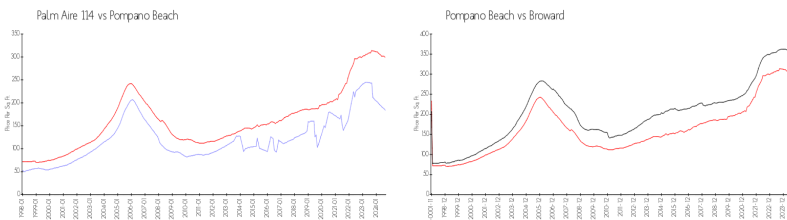
## Building Association Information

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
808	1,370 sq ft	Oct 2024	\$215,000	\$157
505	1,225 sq ft	Jul 2024	\$210,000	\$171
311	1,800 sq ft	Nov 2023	\$445,000	\$247

## Market Information



Palm Aire 114:	\$184/sq. ft.	Pompano Beach:	\$299/sq. ft.
Pompano Beach:	\$299/sq. ft.	Broward:	\$339/sq. ft.

## Inventory for Sale

Palm Aire 114	6%
Pompano Beach	4%
Broward	4%

## Avg. Time to Close Over Last 12 Months

Palm Aire 114	46 days
Pompano Beach	79 days
Broward	74 days

