

# Unit 303 - Palm Aire 78A

303 - 3970 Oaks Clubhouse Dr, Pompano Beach, FL, Broward 33069

## Unit Information

MLS Number:	F10469341
Status:	Pending
Size:	1,620 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	Garden View,Golf View
List Price:	\$375,000
List PPSF:	\$231
Valuated Price:	\$310,000
Valuated PPSF:	\$191

*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:	50
Number of active listings for rent:	0
Number of active listings for sale:	3
Building inventory for sale:	6%
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

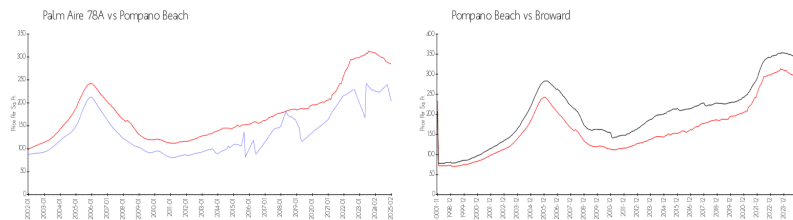
## Building Association Information

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
103	1,620 sq ft	Mar 2025	\$359,000	\$222
501	1,444 sq ft	Nov 2024	\$345,000	\$239
108	1,710 sq ft	May 2024	\$355,000	\$208

## Market Information



Palm Aire 78A:	\$192/sq. ft.	Pompano Beach:	\$282/sq. ft.
Pompano Beach:	\$282/sq. ft.	Broward:	\$324/sq. ft.

## Inventory for Sale

Palm Aire 78A	6%
Pompano Beach	5%
Broward	5%

## Avg. Time to Close Over Last 12 Months

Palm Aire 78A	74 days
Pompano Beach	86 days
Broward	84 days

