

# Unit 806 - Palm Aire 113

806 - 3520 Oaks Wy, Pompano Beach, FL, Broward 33096

## Unit Information

MLS Number: F10471456  
 Status: Active  
 Size: 1,260 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space, Assigned Parking, Guest Parking  
 View: Garden View, Golf View  
 List Price: \$330,000  
 List PPSF: \$262  
 Valuated Price: \$266,000  
 Valuated PPSF: \$211

*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: 100  
 Number of active listings for rent: 0  
 Number of active listings for sale: 5  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 6  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 1

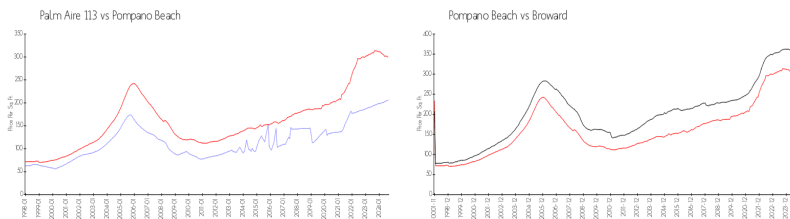
## Building Association Information

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
1001	1,500 sq ft	Oct 2024	\$270,000	\$180
104	1,710 sq ft	May 2024	\$275,000	\$161
504	1,710 sq ft	May 2024	\$292,403	\$171
503	1,710 sq ft	Mar 2024	\$305,000	\$178
903	1,710 sq ft	Feb 2024	\$270,000	\$158

## Market Information



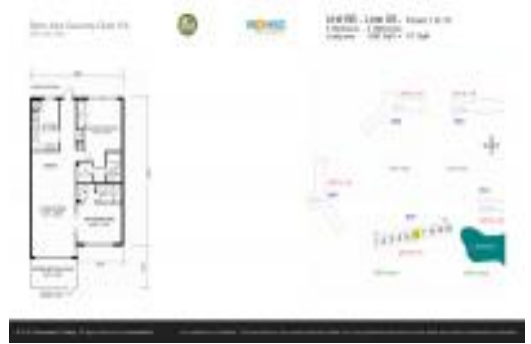
Palm Aire 113:	\$206/sq. ft.	Pompano Beach:	\$299/sq. ft.
Pompano Beach:	\$299/sq. ft.	Broward:	\$339/sq. ft.

## Inventory for Sale

Palm Aire 113: 5%  
 Pompano Beach: 4%  
 Broward: 4%

## Avg. Time to Close Over Last 12 Months

Palm Aire 113: 66 days  
 Pompano Beach: 79 days



Broward

75 days