

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

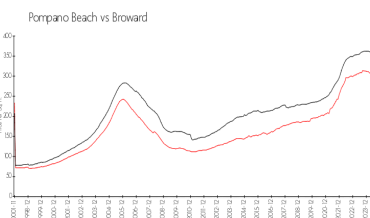
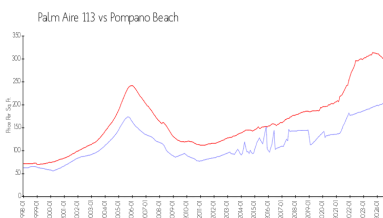
Building Association Information

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



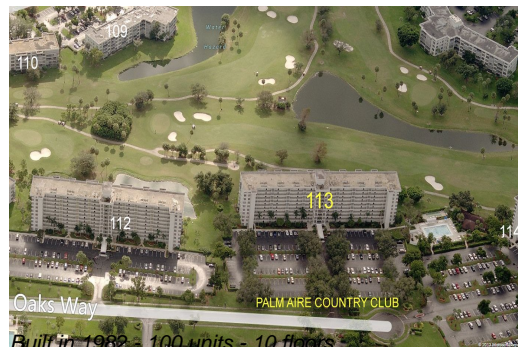
Palm Aire 113:	\$206/sq. ft.	Pompano Beach:	\$299/sq. ft.
Pompano Beach:	\$299/sq. ft.	Broward:	\$339/sq. ft.

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