

# Unit 201 - Palm Aire 70

201 - 3800 Oaks Clubhouse Dr, Pompano Beach, FL, Broward 33069

## Unit Information

MLS Number: F10485429  
 Status: Active  
 Size: 1,390 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Guest Parking  
 View:  
 List Price: \$349,900  
 List PPSF: \$252  
 Valuated Price: \$316,000  
 Valuated PPSF: \$184

*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: 59  
 Number of active listings for rent: 0  
 Number of active listings for sale: 3  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 2  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 0

## Building Association Information

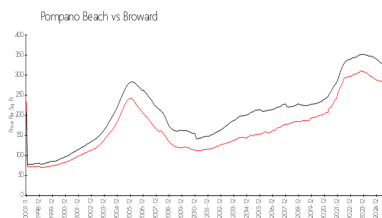
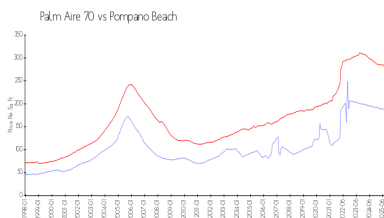
Mwi/Campbell Management Co, Palm Aire Country Club Condominium Association  
 3500 Gateway Drive # 202  
 Pompano Beach, FL 33069-4870  
 (954) 968-4481

<https://>

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 402    | 1,176 sq ft | Aug 2025     | \$192,000  | \$163 |
| 511    | 1,176 sq ft | Mar 2025     | \$205,000  | \$174 |

## Market Information



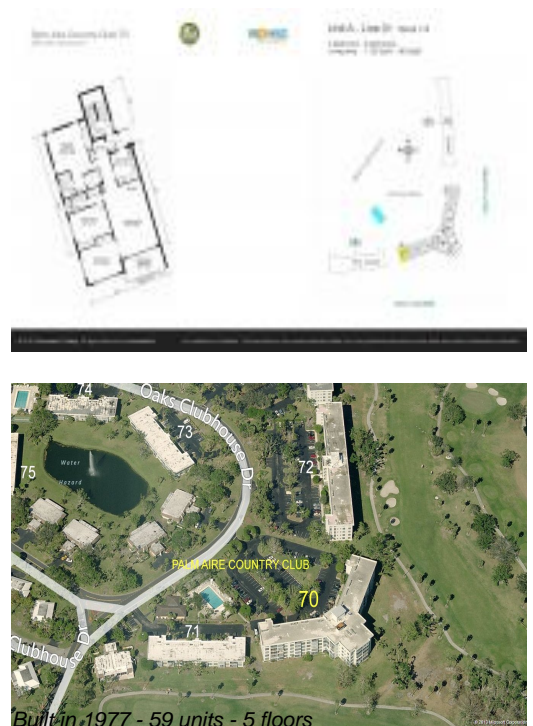
|                |               |                |               |
|----------------|---------------|----------------|---------------|
| Palm Aire 70:  | \$185/sq. ft. | Pompano Beach: | \$283/sq. ft. |
| Pompano Beach: | \$283/sq. ft. | Broward:       | \$311/sq. ft. |

## Inventory for Sale

|               |    |
|---------------|----|
| Palm Aire 70  | 5% |
| Pompano Beach | 3% |
| Broward       | 4% |

## Avg. Time to Close Over Last 12 Months

|              |          |
|--------------|----------|
| Palm Aire 70 | 120 days |
|--------------|----------|



Pompano Beach  
Broward

88 days  
88 days