

# Unit 507 - Palm Aire 31

507 - 2901 S Palm Aire Dr, Pompano Beach, FL, Broward 33069

## Unit Information

|                 |                                |
|-----------------|--------------------------------|
| MLS Number:     | F10520166                      |
| Status:         | Active                         |
| Size:           | 900 Sq ft.                     |
| Bedrooms:       | 1                              |
| Full Bathrooms: | 1                              |
| Half Bathrooms: | 1                              |
| Parking Spaces: | Assigned Parking,Guest Parking |
| View:           |                                |
| List Price:     | \$199,900                      |
| List PPSF:      | \$222                          |
| Valuated Price: | \$192,000                      |
| Valuated PPSF:  | \$200                          |

*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:                         | 60 |
| Number of active listings for rent:      | 0  |
| Number of active listings for sale:      | 4  |
| 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:  | 0  |

## Building Association Information

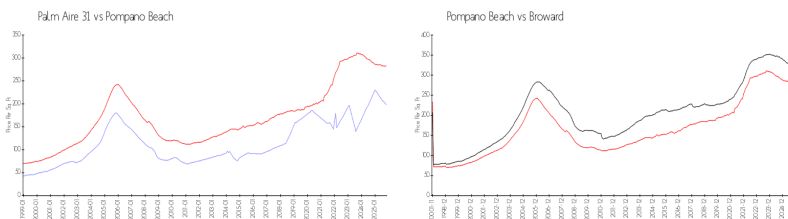
Palm-Aire Resort Palms Country Club Pompano Beach, FL 33060  
(954) 968-2705

<https://>

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 607    | 900 sq ft   | Aug 2025     | \$130,000  | \$144 |
| 408    | 1,100 sq ft | Jul 2025     | \$130,000  | \$118 |
| 106    | 960 sq ft   | Jan 2025     | \$215,000  | \$224 |

## Market Information



|                |               |                |               |
|----------------|---------------|----------------|---------------|
| Palm Aire 31:  | \$198/sq. ft. | Pompano Beach: | \$283/sq. ft. |
| Pompano Beach: | \$283/sq. ft. | Broward:       | \$311/sq. ft. |

## Inventory for Sale

|               |    |
|---------------|----|
| Palm Aire 31  | 7% |
| Pompano Beach | 3% |
| Broward       | 4% |

## Avg. Time to Close Over Last 12 Months

|               |          |
|---------------|----------|
| Palm Aire 31  | 100 days |
| Pompano Beach | 88 days  |
| Broward       | 87 days  |