

# Unit 302 - Palm Aire 4

302 - 3000 N Palm Aire Dr, Pompano Beach, FL, Broward 33069

## Unit Information

|                 |  |
|-----------------|--|
| MLS Number:     | F10520988                              |
| Status:         | Active                                 |
| Size:           | 1,150 Sq ft.                           |
| Bedrooms:       | 2                                      |
| Full Bathrooms: | 2                                      |
| Half Bathrooms: | 0                                      |
| Parking Spaces: | 1 Space,Assigned Parking,Guest Parking |
| View:           |  |
| List Price:     | \$165,000                              |
| List PPSF:      | \$143                                  |
| Valuated Price: | \$165,000                              |
| Valuated PPSF:  | \$143                                  |

*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:                         | 42 |
| Number of active listings for rent:      | 0  |
| Number of active listings for sale:      | 2  |
| Building inventory for sale:             | 4% |
| 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

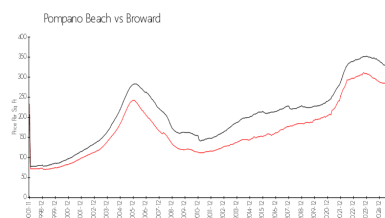
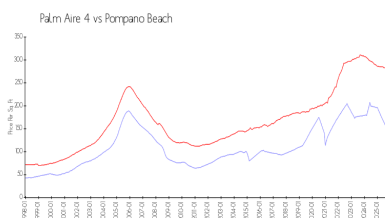
Mwi/Campbell Management Co, Palm Aire Country Club Condominium Association  
3500 Gateway Drive # 202  
Pompano Beach, FL 33069-4870  
(954) 968-4481

<https://>

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 403    | 1,100 sq ft | Nov 2025     | \$163,000  | \$148 |
| 601    | 1,500 sq ft | Aug 2025     | \$310,000  | \$207 |
| 604    | 960 sq ft   | Jan 2025     | \$195,000  | \$203 |

## Market Information



|                |               |                |               |
|----------------|---------------|----------------|---------------|
| Palm Aire 4:   | \$142/sq. ft. | Pompano Beach: | \$283/sq. ft. |
| Pompano Beach: | \$283/sq. ft. | Broward:       | \$311/sq. ft. |

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months

|             |         |
|-------------|---------|
| Palm Aire 4 | 78 days |
|-------------|---------|



Pompano Beach  
Broward

88 days  
87 days