

Unit 211 - Palm Aire 40

211 - 3051 N Course Dr, Pompano Beach, FL, Broward 33069

Unit Information

MLS Number:	F10524818
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:	\$235,000
List PPSF:	\$204
Valuated Price:	\$223,000
Valuated PPSF:	\$194

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:	107
Number of active listings for rent:	0
Number of active listings for sale:	2
Building inventory for sale:	1%
Number of sales over the last 12 months:	3
Number of sales over the last 6 months:	0
Number of sales over the last 3 months:	0

Building Association Information

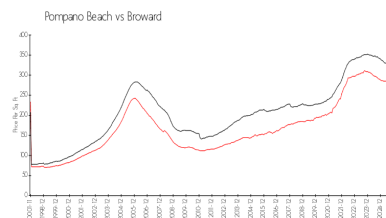
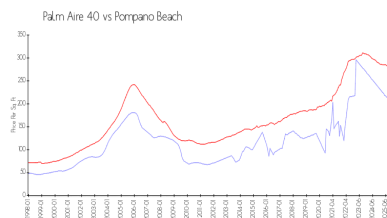
Mwi/Campbell Management Co, Palm Aire Country Club Condominium Association
3500 Gateway Drive # 202
Pompano Beach, FL 33069-4870
(954) 968-4481

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
107	1,710 sq ft	May 2025	\$209,000	\$122
406	1,858 sq ft	May 2025	\$225,000	\$121
501	1,390 sq ft	Jan 2025	\$257,000	\$185

Market Information



Palm Aire 40:	\$202/sq. ft.	Pompano Beach:	\$283/sq. ft.
Pompano Beach:	\$283/sq. ft.	Broward:	\$311/sq. ft.

Inventory for Sale

Palm Aire 40	2%
Pompano Beach	3%
Broward	4%

Avg. Time to Close Over Last 12 Months

Palm Aire 40	128 days
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Pompano Beach
Broward

88 days
88 days