

Unit 312 - Palm Aire 78

312 - 3960 Oaks Clubhouse Dr, Pompano Beach, FL, Broward 33069

Unit Information

| | |
|-----------------|-----------------------|
| MLS Number: | F10525802 |
| Status: | Active |
| Size: | 1,720 Sq ft. |
| Bedrooms: | 3 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | 0 |
| Parking Spaces: | 1 Space,Guest Parking |
| View: | |
| List Price: | \$250,000 |
| List PPSF: | \$145 |
| Valuated Price: | \$220,000 |
| Valuated PPSF: | \$128 |

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: | 4 |
| Building inventory for sale: | 6% |
| Number of sales over the last 12 months: | 3 |
| Number of sales over the last 6 months: | 1 |
| Number of sales over the last 3 months: | 0 |

Building Association Information

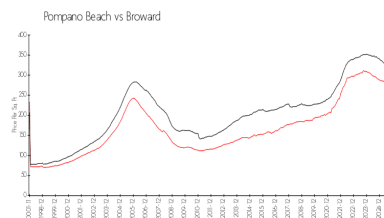
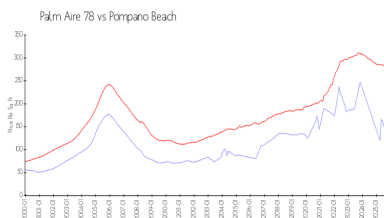
Building 78 Condominium Association
3960 Oaks Clubhouse Dr,
Pompano Beach, FL 33069
954-973-4801

<https://>

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 403 | 1,702 sq ft | Jul 2025 | \$265,000 | \$156 |
| 307 | 1,716 sq ft | May 2025 | \$345,000 | \$201 |
| 401 | 1,720 sq ft | Apr 2025 | \$208,000 | \$121 |

Market Information



Palm Aire 78: \$128/sq. ft.
Pompano Beach: \$283/sq. ft.

Pompano Beach: \$283/sq. ft.
Broward: \$311/sq. ft.

Inventory for Sale

| | |
|---------------|----|
| Palm Aire 78 | 7% |
| Pompano Beach | 3% |
| Broward | 4% |

Avg. Time to Close Over Last 12 Months

| | |
|--------------|---------|
| Palm Aire 78 | 45 days |
|--------------|---------|



Pompano Beach
Broward

88 days
87 days