

Unit 601 - Palm Aire 40

601 - 3051 N Course Dr, Pompano Beach, FL, Broward 33069

Unit Information

MLS Number:	F10529613
Status:	Active
Size:	1,500 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Guest Parking
View:	
List Price:	\$399,000
List PPSF:	\$266
Valuated Price:	\$303,000
Valuated PPSF:	\$202

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

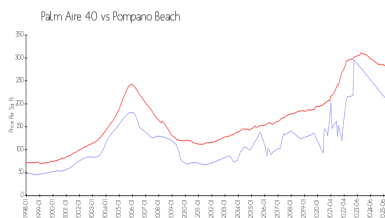
Mwi/Campbell Management Co, Palm Aire Country Club Condominium Association
3500 Gateway Drive # 202
Pompano Beach, FL 33069-4870
(954) 968-4481

<https://>

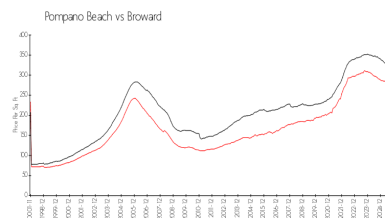
Recent Sales

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