

Unit 445 - Garden Aire Village

445 - 2601 NE 14th St Cswy, Pompano Beach, FL, Broward 33062

Unit Information

MLS Number:	F10529952
Status:	Active
Size:	912 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	
List Price:	\$245,900
List PPSF:	\$270
Valuated Price:	\$212,000
Valuated PPSF:	\$232

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:	129
Number of active listings for rent:	0
Number of active listings for sale:	6
Building inventory for sale:	4%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	0

Building Association Information

Garden Aire Village
2601 NE 14th Street Cswy
Pompano Beach, FL 33062
954) 943-7720

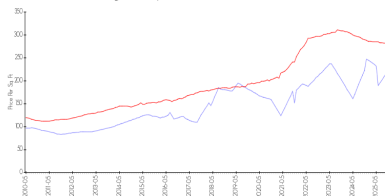
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Recent Sales

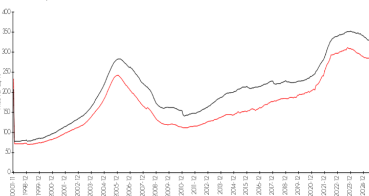
Unit #	Size	Closing Date	Sale Price	PPSF
429	912 sq ft	Jul 2025	\$200,000	\$219
344	912 sq ft	Jun 2025	\$230,000	\$252
433	912 sq ft	Jun 2025	\$125,000	\$137
521	912 sq ft	May 2025	\$213,000	\$234
244	912 sq ft	Apr 2025	\$222,000	\$243

Market Information

Garden Aire Village vs Pompano Beach



Pompano Beach vs Broward

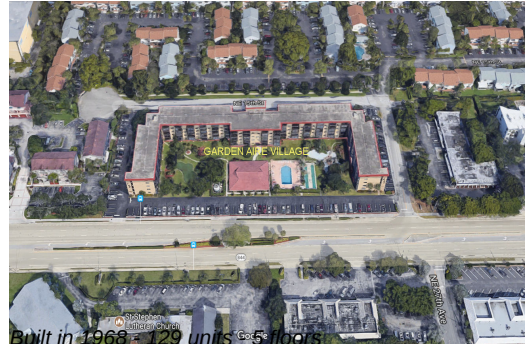


Garden Aire Village:	\$221/sq. ft.	Pompano Beach:	\$283/sq. ft.
Pompano Beach:	\$283/sq. ft.	Broward:	\$311/sq. ft.

Inventory for Sale

Garden Aire Village	5%
Pompano Beach	3%
Broward	4%

Avg. Time to Close Over Last 12 Months



Garden Aire Village	50 days
Pompano Beach	88 days
Broward	87 days