

Unit 201 - Palm Aire 7

201 - 2801 N Palm Aire Dr, Pompano Beach, FL, Broward 33069

Unit Information

| | |
|-----------------|--------------------------------|
| MLS Number: | F10532787 |
| Status: | Active |
| Size: | 1,390 Sq ft. |
| Bedrooms: | 3 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | 0 |
| Parking Spaces: | Assigned Parking,Guest Parking |
| View: | |
| List Price: | \$259,999 |
| List PPSF: | \$187 |
| Valuated Price: | \$254,000 |
| Valuated PPSF: | \$169 |

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: | 60 |
| Number of active listings for rent: | 0 |
| Number of active listings for sale: | 3 |
| Building inventory for sale: | 5% |
| Number of sales over the last 12 months: | 6 |
| Number of sales over the last 6 months: | 2 |
| Number of sales over the last 3 months: | 0 |

Building Association Information

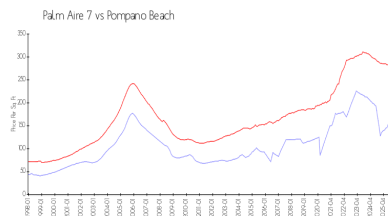
PALM-AIRE COUNTRY CLUB CONDOMINIUM ASSOCIATION NO 6, INC C/O M&M
Property Management, LLC 1412 S. Powerline Rd. Pompano Beach, FL 33069
Phone: (954) 582-4400 Fax: (954) 582-4407

<https://>

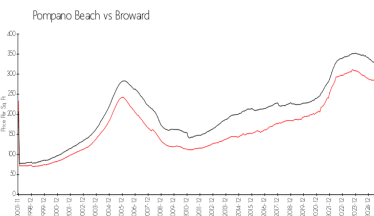
Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 505 | 900 sq ft | Aug 2025 | \$139,000 | \$154 |
| 605 | 852 sq ft | Jul 2025 | \$135,000 | \$158 |
| 301 | 1,390 sq ft | Apr 2025 | \$275,000 | \$198 |
| 604 | 960 sq ft | Mar 2025 | \$161,000 | \$168 |
| 205 | 900 sq ft | Feb 2025 | \$130,000 | \$144 |

Market Information



Palm Aire 7: \$172/sq. ft.
Pompano Beach: \$283/sq. ft.



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

Inventory for Sale

| | |
|---------------|----|
| Palm Aire 7 | 5% |
| Pompano Beach | 3% |
| Broward | 4% |

Avg. Time to Close Over Last 12 Months



Palm Aire 7
Pompano Beach
Broward

50 days
88 days
87 days