

Unit 309 - Palm Aire 40

309 - 3051 N Course Dr, Pompano Beach, FL, Broward 33069

Unit Information

MLS Number:	F10546302
Status:	Active
Size:	1,100 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned, Guest
View:	Water
List Price:	\$277,000
List PPSF:	\$252
Valuated Price:	\$198,000
Valuated PPSF:	\$172

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:	3
Building inventory for sale:	2%
Number of sales over the last 12 months:	4
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	0

Building Association Information

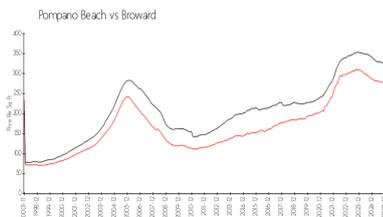
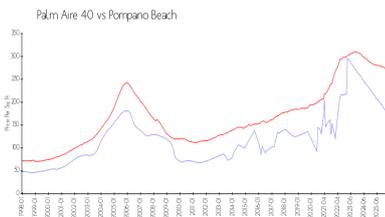
Mwi/Campbell Management Co, Palm Aire Country Club Condominium Association
 3500 Gateway Drive # 202
 Pompano Beach, FL 33069-4870
 (954) 968-4481

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
110	1,100 sq ft	Dec 2025	\$174,500	\$159
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107	1,710 sq ft	May 2025	\$209,000	\$122
406	1,858 sq ft	May 2025	\$225,000	\$121
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406	1,858 sq ft	May 2025	\$225,000	\$121

Market Information



Palm Aire 40: \$178/sq. ft.
 Pompano Beach: \$272/sq. ft.

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 Broward: \$306/sq. ft.

Inventory for Sale

Palm Aire 40	3%
Pompano Beach	6%
Broward	6%



Avg. Time to Close Over Last 12 Months

Palm Aire 40	102 days
Pompano Beach	89 days
Broward	89 days