

# Unit 407 - Palm Aire 78

407 - 3960 Oaks Clubhouse Dr, Pompano Beach, FL, Broward 33069

## Unit Information

MLS Number: F10555192  
 Status: Active Under Contract  
 Size: 1,716 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: Assigned, Guest  
 View: Golf Course  
 List Price: \$299,900  
 List PPSF: \$175  
 Valuated Price: \$284,000  
 Valuated PPSF: \$135

*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: 9  
 Building inventory for sale: 15%  
 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

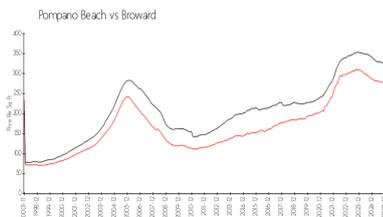
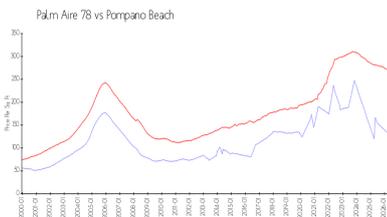
Building 78 Condominium Association  
 3960 Oaks Clubhouse Dr,  
 Pompano Beach, FL 33069  
 954-973-4801

<https://>

## Recent Sales

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



Palm Aire 78: \$134/sq. ft.  
 Pompano Beach: \$272/sq. ft.

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 Broward: \$306/sq. ft.

## Inventory for Sale

Palm Aire 78: 15%  
 Pompano Beach: 6%  
 Broward: 6%



## **Avg. Time to Close Over Last 12 Months**

Palm Aire 78	61 days
Pompano Beach	89 days
Broward	89 days