

# Unit 304 - Palm Aire 37

304 - 3351 S Palm Aire Dr, Pompano Beach, FL, Broward 33069

## Unit Information

MLS Number:	RX-10905942
Status:	Active
Size:	1,064 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned, Guest, Vehicle Restrictions
View:	Canal, Golf
List Price:	\$260,000
List PPSF:	\$244
Valuated Price:	\$247,000
Valuated PPSF:	\$215

*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:	40
Number of active listings for rent:	0
Number of active listings for sale:	1
Building inventory for sale:	2%
Number of sales over the last 12 months:	2
Number of sales over the last 6 months:	0
Number of sales over the last 3 months:	0

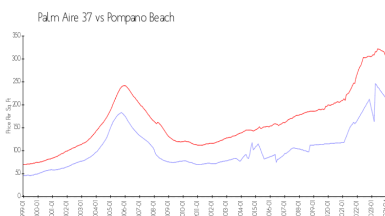
## Building Association Information

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

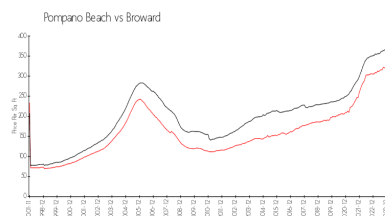
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
303	1,150 sq ft	Sep 2023	\$225,000	\$196
306	1,263 sq ft	Jul 2023	\$284,000	\$225

## Market Information



Palm Aire 37: \$214/sq. ft.  
Pompano Beach: \$308/sq. ft.



Pompano Beach: \$308/sq. ft.  
Broward: \$351/sq. ft.

## Inventory for Sale

Palm Aire 37	3%
Pompano Beach	3%
Broward	4%

## Avg. Time to Close Over Last 12 Months

Palm Aire 37	41 days
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Pompano Beach  
Broward

72 days  
67 days