

# Unit 106 - Palm Aire 111

106 - 535 Oaks Dr, Pompano Beach, FL, Broward 33069

## Unit Information

MLS Number:	RX-10949583
Status:	Active
Size:	1,508 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned, Guest
View:	Golf
List Price:	\$365,000
List PPSF:	\$242
Valuated Price:	\$303,000
Valuated PPSF:	\$223

*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:	50
Number of active listings for rent:	0
Number of active listings for sale:	2
Building inventory for sale:	4%
Number of sales over the last 12 months:	3
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	1

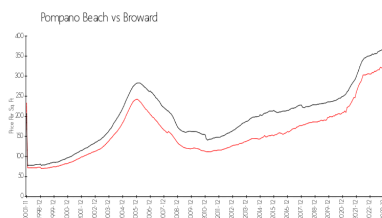
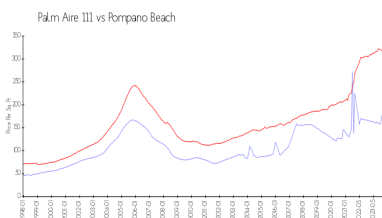
## Building Association Information

Palm Aire  
2600 Palm Aire Drive North  
Pompano Beach, FL 33069  
Administration: 954-975-6225

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
207	1,260 sq ft	May 2024	\$310,000	\$246
304	1,260 sq ft	Nov 2023	\$200,000	\$159
407	1,216 sq ft	Aug 2023	\$312,000	\$257

## Market Information

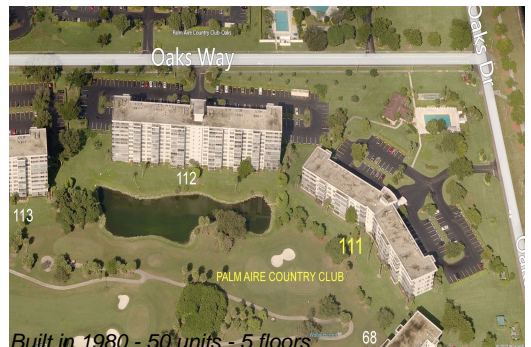


Palm Aire 111:	\$227/sq. ft.	Pompano Beach:	\$308/sq. ft.
Pompano Beach:	\$308/sq. ft.	Broward:	\$351/sq. ft.

## Inventory for Sale

Palm Aire 111	4%
Pompano Beach	3%
Broward	4%

## Avg. Time to Close Over Last 12 Months



Palm Aire 111  
Pompano Beach  
Broward

61 days  
72 days  
67 days