

# Unit 310 - Palm Aire 61

310 - 575 Oaks Ln, Pompano Beach, FL, Broward 33069

## Unit Information

MLS Number: RX-10969315  
 Status: Active  
 Size: 1,390 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Assigned, Guest  
 View: Golf  
 List Price: \$307,000  
 List PPSF: \$221  
 Valuated Price: \$288,000  
 Valuated PPSF: \$192

*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: 100  
 Number of active listings for rent: 0  
 Number of active listings for sale: 6  
 Building inventory for sale: 6%  
 Number of sales over the last 12 months: 10  
 Number of sales over the last 6 months: 6  
 Number of sales over the last 3 months: 3

## Building Association Information

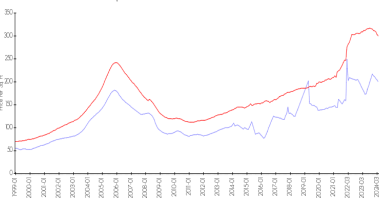
Mwi/Campbell Management Co, Palm Aire Country Club Condominium Association  
 3500 Gateway Drive # 202  
 Pompano Beach, FL 33069-4870  
 (954) 968-4481

## Recent Sales

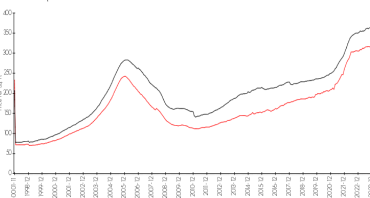
Unit #	Size	Closing Date	Sale Price	PPSF
505	960 sq ft	Mar 2024	\$205,000	\$214
1005	960 sq ft	Mar 2024	\$228,500	\$238
603	1,150 sq ft	Mar 2024	\$318,000	\$277
306	1,150 sq ft	Dec 2023	\$205,000	\$178
1004	900 sq ft	Dec 2023	\$200,000	\$222

## Market Information

Palm Aire Cl vs Pompano Beach



Pompano Beach vs Broward



Palm Aire 61: \$200/sq. ft.  
 Pompano Beach: \$300/sq. ft.

Pompano Beach: \$300/sq. ft.  
 Broward: \$348/sq. ft.

## Inventory for Sale

Palm Aire 61: 6%  
 Pompano Beach: 3%  
 Broward: 3%



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

Palm Aire 61	83 days
Pompano Beach	72 days
Broward	67 days