

# Unit 402 - Palm Aire 6

402 - 2751 N Palm Aire Dr, Pompano Beach, FL, Broward 33069

## Unit Information

|                 |                 |
|-----------------|-----------------|
| MLS Number:     | RX-10990678     |
| Status:         | Active          |
| Size:           | 1,064 Sq ft.    |
| Bedrooms:       | 2               |
| Full Bathrooms: | 2               |
| Half Bathrooms: | 0               |
| Parking Spaces: | Assigned, Guest |
| View:           | Lake            |
| List Price:     | \$260,000       |
| List PPSF:      | \$244           |
| Valuated Price: | \$246,000       |
| Valuated PPSF:  | \$214           |

*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:                         | 60 |
| Number of active listings for rent:      | 0  |
| Number of active listings for sale:      | 4  |
| Building inventory for sale:             | 6% |
| Number of sales over the last 12 months: | 2  |
| Number of sales over the last 6 months:  | 2  |
| Number of sales over the last 3 months:  | 0  |

## Building Association Information

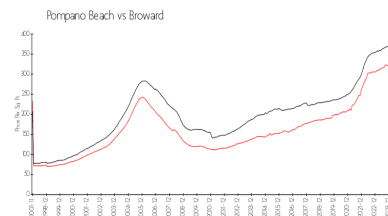
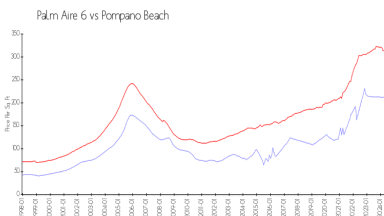
PALM-AIRE COUNTRY CLUB CONDOMINIUM ASSOCIATION NO 6, INC  
 C/O M&M Property Management, LLC  
 1412 S. Powerline Rd.  
 Pompano Beach, FL 33069  
 Phone: (954) 582-4400  
 Fax: (954) 582-4407

[http://www.palmaire6.com/palmaire/outside\\_home.asp](http://www.palmaire6.com/palmaire/outside_home.asp)

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 508    | 1,184 sq ft | Jan 2024     | \$247,500  | \$209 |
| 104    | 900 sq ft   | Dec 2023     | \$177,000  | \$197 |

## Market Information



|                |               |                |               |
|----------------|---------------|----------------|---------------|
| Palm Aire 6:   | \$213/sq. ft. | Pompano Beach: | \$313/sq. ft. |
| Pompano Beach: | \$313/sq. ft. | Broward:       | \$351/sq. ft. |

## Inventory for Sale

|               |    |
|---------------|----|
| Palm Aire 6   | 7% |
| Pompano Beach | 3% |
| Broward       | 4% |



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

|               |         |
|---------------|---------|
| Palm Aire 6   | 76 days |
| Pompano Beach | 75 days |
| Broward       | 69 days |