

# Unit 802 - Palm Aire 8

802 - 3050 N Palm Aire Dr, Pompano Beach, FL, Broward 33069

## Unit Information

MLS Number:	RX-10994739
Status:	Active
Size:	1,100 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned, Deeded, Guest, Open
View:	City, Golf
List Price:	\$210,000
List PPSF:	\$191
Valuated Price:	\$206,000
Valuated PPSF:	\$179

*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:	90
Number of active listings for rent:	0
Number of active listings for sale:	7
Building inventory for sale:	7%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	0

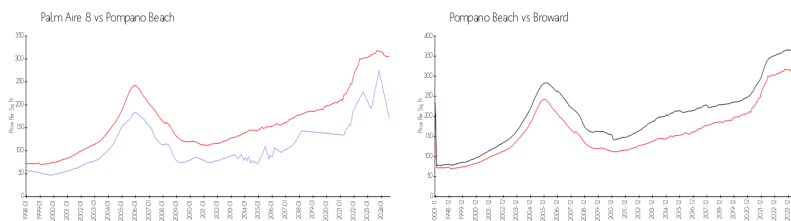
## Building Association Information

Palm-Aire Country Club Condominium Association NO 8, Inc  
C/O M&M Property Management, LLC  
1412 S. Powerline Road  
Pompano Beach, FL 33069  
(954) 582-4400

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
704	900 sq ft	Jun 2024	\$120,000	\$133
807	960 sq ft	May 2024	\$223,000	\$232
903	1,100 sq ft	Dec 2023	\$232,500	\$211
505	852 sq ft	Dec 2023	\$147,000	\$173
102	1,150 sq ft	Nov 2023	\$298,000	\$259

## Market Information



Palm Aire 8:	\$177/sq. ft.	Pompano Beach:	\$286/sq. ft.
Pompano Beach:	\$286/sq. ft.	Broward:	\$351/sq. ft.

## Inventory for Sale

Palm Aire 8	8%
Pompano Beach	4%
Broward	4%

## Avg. Time to Close Over Last 12 Months

Palm Aire 8	66 days
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Pompano Beach  
Broward

77 days  
72 days