

# 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: \$197,000  
 Valuated PPSF: \$171

*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: 6  
 Building inventory for sale: 6%  
 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: 1

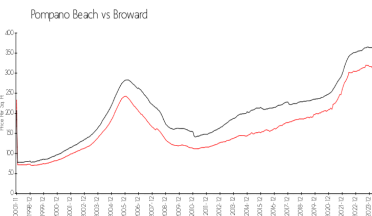
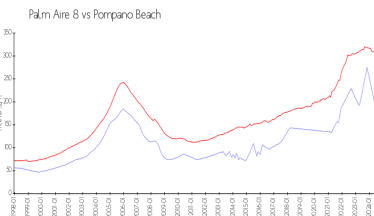
## Building Association Information

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: \$169/sq. ft.  
 Pompano Beach: \$307/sq. ft.

Pompano Beach: \$307/sq. ft.  
 Broward: \$345/sq. ft.

## Inventory for Sale

Palm Aire 8: 7%  
 Pompano Beach: 4%  
 Broward: 4%



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

Palm Aire 8	66 days
Pompano Beach	79 days
Broward	72 days