

# Unit 103 - Palm Aire 112

103 - 3510 Oaks Way, Pompano Beach, FL, Broward 33069

## Unit Information

MLS Number: RX-11023569  
 Status: Active  
 Size: 1,620 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: Assigned  
 View: Golf, Lake  
 List Price: \$345,000  
 List PPSF: \$213  
 Valuated Price: \$345,000  
 Valuated PPSF: \$202

*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: 2  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 4  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 2

## Building Association Information

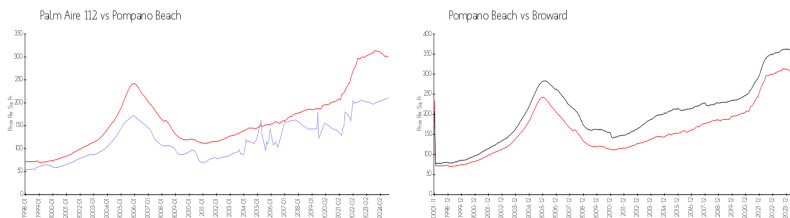
Mwi/Campbell Management Co, Palm Aire Country Club Condominium Association  
 3500 Gateway Drive # 202  
 Pompano Beach, FL 33069-4870  
 (954) 968-4481

<http://palmaire.clublink.com/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
801	1,500 sq ft	Oct 2024	\$285,000	\$190
507	1,260 sq ft	Sep 2024	\$200,000	\$159
809	1,620 sq ft	Jun 2024	\$349,000	\$215
703	1,710 sq ft	Jun 2024	\$410,000	\$240

## Market Information



Palm Aire 112: \$211/sq. ft.  
 Pompano Beach: \$299/sq. ft.  
 Pompano Beach: \$299/sq. ft.  
 Broward: \$339/sq. ft.

## Inventory for Sale

Palm Aire 112: 2%  
 Pompano Beach: 4%  
 Broward: 4%

## Avg. Time to Close Over Last 12 Months



Palm Aire 112  
Pompano Beach  
Broward

97 days  
79 days  
74 days