

Unit 202 - Palm Aire 61

202 - 575 Oaks Ln, Pompano Beach, FL, Broward 33069

Unit Information

| | |
|-----------------|--------------|
| MLS Number: | RX-11028026 |
| Status: | Active |
| Size: | 1,064 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | 0 |
| Parking Spaces: | Assigned |
| View: | Golf,Pool |
| List Price: | \$239,999 |
| Valuated Price: | \$202,000 |
| Valuated PPSF: | \$176 |

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

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|--|-----|
| Number of units: | 100 |
| Number of active listings for rent: | 0 |
| Number of active listings for sale: | 9 |
| Building inventory for sale: | 9% |
| Number of sales over the last 12 months: | 9 |
| Number of sales over the last 6 months: | 4 |
| Number of sales over the last 3 months: | 3 |

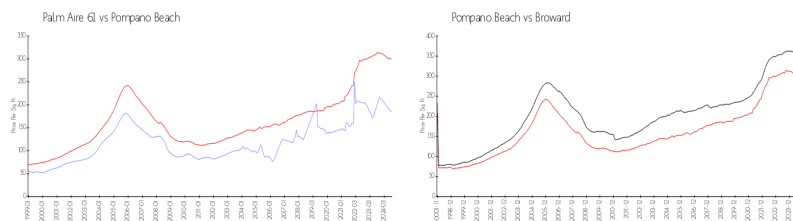
Building Association Information

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 |
|--------|-------------|--------------|------------|-------|
| 310 | 1,500 sq ft | Nov 2024 | \$277,000 | \$185 |
| 309 | 1,150 sq ft | Oct 2024 | \$280,000 | \$243 |
| 706 | 1,150 sq ft | Sep 2024 | \$212,000 | \$184 |
| 702 | 1,150 sq ft | Jun 2024 | \$217,000 | \$189 |
| 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 |

Market Information



| | | | |
|----------------|---------------|----------------|---------------|
| Palm Aire 61: | \$185/sq. ft. | Pompano Beach: | \$299/sq. ft. |
| Pompano Beach: | \$299/sq. ft. | Broward: | \$339/sq. ft. |

Inventory for Sale

| | |
|---------------|----|
| Palm Aire 61 | 9% |
| Pompano Beach | 4% |
| Broward | 4% |

Avg. Time to Close Over Last 12 Months

| | |
|--------------|----------|
| Palm Aire 61 | 101 days |
|--------------|----------|



Pompano Beach
Broward

79 days
75 days