

# 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

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

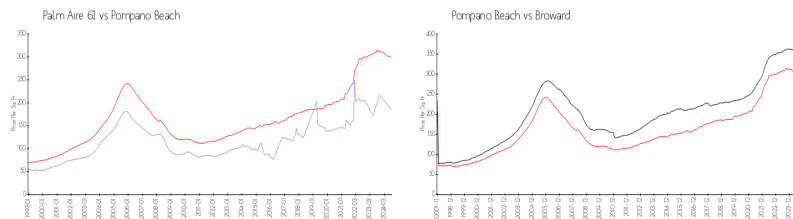
## Building Association Information

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