

# Unit 106 - Palm Aire 7

106 - 2801 N Palm Aire Dr, Pompano Beach, FL, Broward 33069

## Unit Information

MLS Number: RX-11032287  
 Status: Active  
 Size: 900 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 1  
 Parking Spaces: Assigned  
 View: Lake  
 List Price: \$214,000  
 List PPSF: \$238  
 Valuated Price: \$180,000  
 Valuated PPSF: \$188

*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: 60  
 Number of active listings for rent: 0  
 Number of active listings for sale: 4  
 Building inventory for sale: 6%  
 Number of sales over the last 12 months: 4  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 1

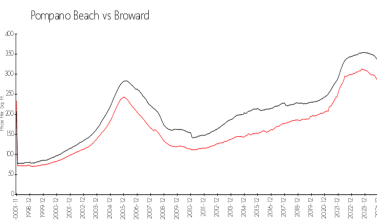
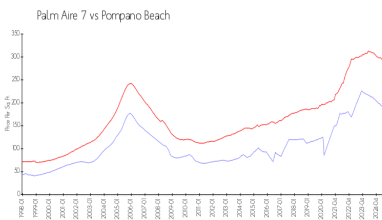
## Building Association Information

PALM-AIRE COUNTRY CLUB CONDOMINIUM ASSOCIATION NO 6, INC C/O M&M Property Management, LLC 1412 S. Powerline Rd. Pompano Beach, FL 33069  
 Phone: (954) 582-4400 Fax: (954) 582-4407

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
305	852 sq ft	Jan 2025	\$115,000	\$135
405	900 sq ft	Sep 2024	\$165,000	\$183
107	960 sq ft	Sep 2024	\$190,000	\$198
202	1,100 sq ft	Jun 2024	\$175,000	\$159

## Market Information



Palm Aire 7: \$193/sq. ft. Pompano Beach: \$177/sq. ft.  
 Pompano Beach: \$177/sq. ft. Broward: \$334/sq. ft.

## Inventory for Sale

Palm Aire 7: 7%  
 Pompano Beach: 5%  
 Broward: 5%

## Avg. Time to Close Over Last 12 Months

Palm Aire 7: 71 days  
 Pompano Beach: 80 days  
 Broward: 78 days