

# Unit 710 - Palm Aire 38

710 - 3010 N Course Dr, Pompano Beach, FL, Broward 33069

## Unit Information

MLS Number: RX-11032553  
 Status: Active  
 Size: 1,100 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Assigned  
 View:  
 List Price: \$239,900  
 List PPSF: \$218  
 Valuated Price: \$230,000  
 Valuated PPSF: \$200

*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: 107  
 Number of active listings for rent: 0  
 Number of active listings for sale: 7  
 Building inventory for sale: 6%  
 Number of sales over the last 12 months: 5  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 2

## Building Association Information

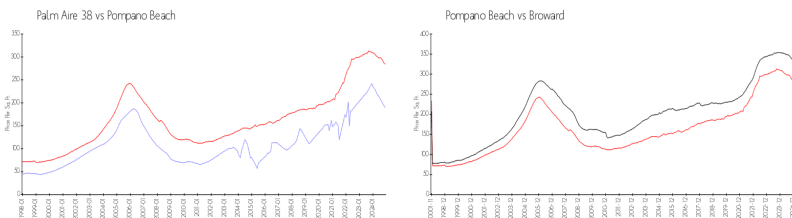
Mwi/Campbell Management Co, Palm Aire Country Club Condominium Association  
 3500 Gateway Drive # 202  
 Pompano Beach, FL 33069-4870  
 (954) 968-4481

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
409	1,150 sq ft	Dec 2024	\$170,000	\$148
506	1,710 sq ft	Dec 2024	\$430,000	\$251
907	1,710 sq ft	Aug 2024	\$278,846	\$163
708	1,130 sq ft	May 2024	\$175,000	\$155
112	1,500 sq ft	Feb 2024	\$360,000	\$240

## Market Information



Palm Aire 38: \$191/sq. ft. Pompano Beach: \$177/sq. ft.  
 Pompano Beach: \$177/sq. ft. Broward: \$334/sq. ft.

## Inventory for Sale

Palm Aire 38: 7%  
 Pompano Beach: 5%  
 Broward: 5%

## Avg. Time to Close Over Last 12 Months



Palm Aire 38  
Pompano Beach  
Broward

49 days  
80 days  
78 days