

Unit 306 - Palm Aire 13

306 - 3300 N Palm Aire Dr, Pompano Beach, FL, Broward 33069

Unit Information

MLS Number:	RX-11067384
Status:	Active
Size:	1,100 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned,Guest,Open,Vehicle Restrictions
View:	Golf
List Price:	\$235,000
List PPSF:	\$214
Valuated Price:	\$183,000
Valuated PPSF:	\$159

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:	90
Number of active listings for rent:	0
Number of active listings for sale:	4
Building inventory for sale:	4%
Number of sales over the last 12 months:	4
Number of sales over the last 6 months:	0
Number of sales over the last 3 months:	0

Building Association Information

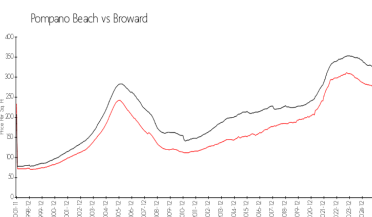
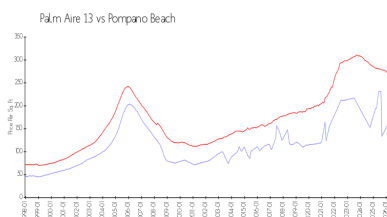
Palm-Aire Country Club Condominium Association, No. 12 Inc. 3500 Gateway Drive Suite 202
Pompano Beach, Florida 33069
Management Telephone: (954) 968-4481 Maintenance Telephone: (954) 968-4484

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
706	1,150 sq ft	Sep 2025	\$158,000	\$137
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401	1,390 sq ft	Aug 2025	\$344,900	\$248
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308	1,150 sq ft	Jun 2025	\$262,000	\$228
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Market Information



Palm Aire 13: \$161/sq. ft.
Pompano Beach: \$272/sq. ft.

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Broward: \$306/sq. ft.

Inventory for Sale

Palm Aire 13	4%
Pompano Beach	6%
Broward	6%



Avg. Time to Close Over Last 12 Months

Palm Aire 13	46 days
Pompano Beach	89 days
Broward	89 days