

# Unit 108 - Palm Aire 18

108 - 3001 S Course Dr, Pompano Beach, FL, Broward 33069

## Unit Information

MLS Number:	A11514518
Status:	Active
Size:	1,100 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	Assigned Parking, Guest Parking
View:	
List Price:	\$264,999
List PPSF:	\$241
Valuated Price:	\$265,000
Valuated PPSF:	\$230

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

## Building Association Information

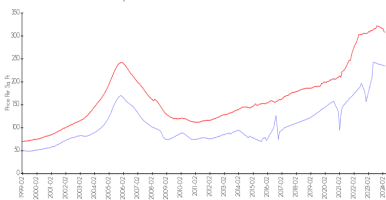
Palm Aire Condo Assoc-Bldg 18  
 3001 S Course Dr  
 Pompano Beach FL 33069  
 954-970-0896

## Recent Sales

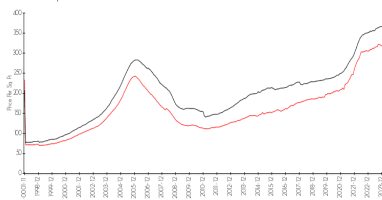
Unit #	Size	Closing Date	Sale Price	PPSF
508	1,100 sq ft	Sep 2023	\$245,000	\$223
107	900 sq ft	Jun 2023	\$229,000	\$254

## Market Information

Palm Aire 18 vs Pompano Beach



Pompano Beach vs Broward



Palm Aire 18:	\$235/sq. ft.	Pompano Beach:	\$308/sq. ft.
Pompano Beach:	\$308/sq. ft.	Broward:	\$351/sq. ft.

## Inventory for Sale

Palm Aire 18	5%
Pompano Beach	3%
Broward	4%

## Avg. Time to Close Over Last 12 Months

Palm Aire 18	57 days
--------------	---------



Pompano Beach  
Broward

73 days  
67 days