

# Unit 401 - Palm Aire 16

401 - 2650 S Course Dr, Pompano Beach, FL, Broward 33069

## Unit Information

MLS Number:	A11544769
Status:	Active
Size:	1,390 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space, Assigned Parking, Guest Parking
View:	
List Price:	\$365,000
List PPSF:	\$263
Valuated Price:	\$347,000
Valuated PPSF:	\$231

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:	1
Building inventory for sale:	1%
Number of sales over the last 12 months:	3
Number of sales over the last 6 months:	0
Number of sales over the last 3 months:	0

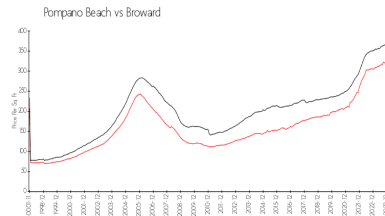
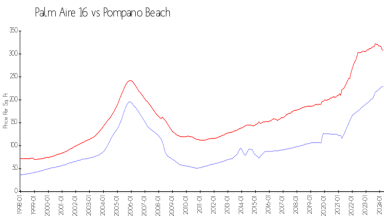
## Building Association Information

Palm Aire Condo Assn  
 2651 S Course Dr, Pompano Beach, FL 33069  
 (954) 970-0940

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
304	960 sq ft	Sep 2023	\$207,000	\$216
603	1,150 sq ft	Jul 2023	\$240,000	\$209
303	1,100 sq ft	May 2023	\$210,000	\$191

## Market Information



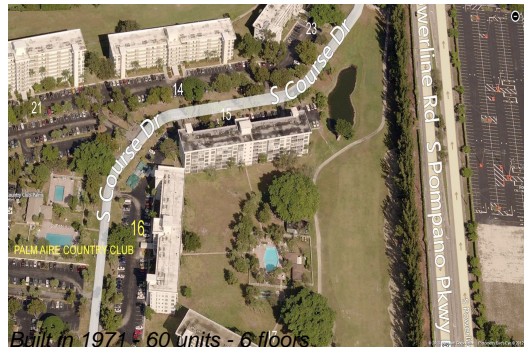
Palm Aire 16:	\$230/sq. ft.	Pompano Beach:	\$308/sq. ft.
Pompano Beach:	\$308/sq. ft.	Broward:	\$351/sq. ft.

## Inventory for Sale

Palm Aire 16	2%
Pompano Beach	3%
Broward	4%

## Avg. Time to Close Over Last 12 Months

Palm Aire 16	61 days
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Pompano Beach  
Broward

72 days  
67 days