

Unit 105 - Palm Aire 27

105 - 2651 S Palm Aire Dr, Pompano Beach, FL, Broward 33069

Unit Information

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|-----------------|--|
| MLS Number: | A11545524 |
| Status: | Active |
| Size: | 1,064 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | |
| Parking Spaces: | 1 Space,Assigned Parking,Guest Parking |
| View: | |
| List Price: | \$285,000 |
| List PPSF: | \$268 |
| Valuated Price: | \$256,000 |
| Valuated PPSF: | \$223 |

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

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|--|-----|
| Number of units: | 40 |
| Number of active listings for rent: | 0 |
| Number of active listings for sale: | 4 |
| Building inventory for sale: | 10% |
| 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 |

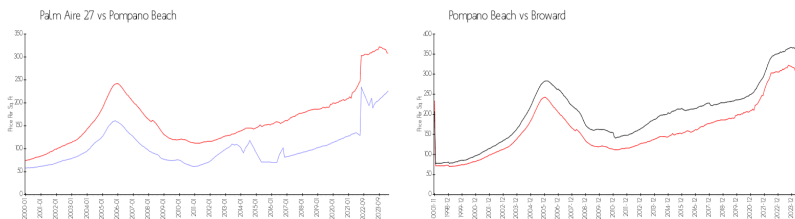
Building Association Information

Palm Aire
 2600 Palm Aire Drive North
 Pompano Beach, FL 33069
 Administration 954-975-6225

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 403 | 1,250 sq ft | Jul 2023 | \$282,500 | \$226 |
| 404 | 1,150 sq ft | Jun 2023 | \$274,000 | \$238 |
| 406 | 1,150 sq ft | May 2023 | \$228,650 | \$199 |

Market Information



| | | | |
|----------------|---------------|----------------|---------------|
| Palm Aire 27: | \$226/sq. ft. | Pompano Beach: | \$308/sq. ft. |
| Pompano Beach: | \$308/sq. ft. | Broward: | \$351/sq. ft. |

Inventory for Sale

| | |
|---------------|-----|
| Palm Aire 27 | 10% |
| Pompano Beach | 3% |
| Broward | 4% |

Avg. Time to Close Over Last 12 Months



Palm Aire 27
Pompano Beach
Broward

18 days
73 days
67 days