

Unit 406 - Palm Aire 34

406 - 3051 S Palm Aire Dr, Pompano Beach, FL, Broward 33069

Unit Information

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|-----------------|--|
| MLS Number: | F10403998 |
| Status: | Active |
| Size: | 1,150 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | 0 |
| Parking Spaces: | 1 Space,Assigned Parking,Guest Parking |
| View: | Garden View,Golf View,Water View |
| List Price: | \$282,900 |
| List PPSF: | \$246 |
| 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: | 3 |
| Building inventory for sale: | 7% |
| Number of sales over the last 12 months: | 4 |
| Number of sales over the last 6 months: | 2 |
| Number of sales over the last 3 months: | 0 |

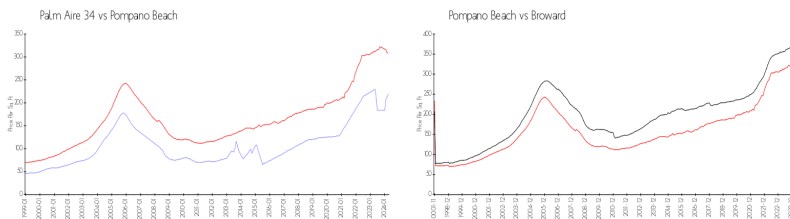
Building Association Information

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

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 106 | 1,150 sq ft | Feb 2024 | \$235,000 | \$204 |
| 207 | 1,064 sq ft | Jan 2024 | \$210,000 | \$197 |
| 206 | 1,150 sq ft | Jul 2023 | \$210,000 | \$183 |
| 108 | 1,064 sq ft | May 2023 | \$260,000 | \$244 |

Market Information



| | | | |
|----------------|---------------|----------------|---------------|
| Palm Aire 34: | \$219/sq. ft. | Pompano Beach: | \$308/sq. ft. |
| Pompano Beach: | \$308/sq. ft. | Broward: | \$351/sq. ft. |

Inventory for Sale

| | |
|---------------|----|
| Palm Aire 34 | 8% |
| Pompano Beach | 3% |
| Broward | 4% |

Avg. Time to Close Over Last 12 Months



Palm Aire 34
Pompano Beach
Broward

85 days
73 days
67 days