

# Unit 108 - Palm Aire 1

108 - 2800 N Palm Aire Dr, Pompano Beach, FL, Broward 33069

## Unit Information

MLS Number: F10425498  
 Status: Active  
 Size: 1,150 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space, Guest Parking  
 View: Golf View  
 List Price: \$249,000  
 List PPSF: \$217  
 Valuated Price: \$168,000  
 Valuated PPSF: \$146

*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: 40  
 Number of active listings for rent: 0  
 Number of active listings for sale: 2  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 2  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 0

## Building Association Information

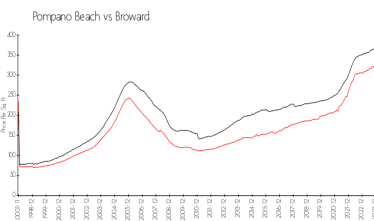
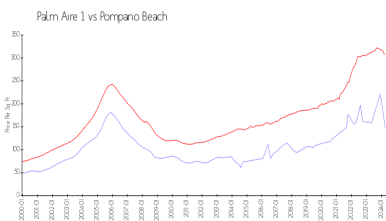
Palm-Aire Village Condominium Association No. 1, Inc  
 2945 W Cypress Creek Rd  
 Fort Lauderdale, FL 33309

[http://palmaire1.net/palmaire1/outside\\_home.asp](http://palmaire1.net/palmaire1/outside_home.asp)

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
108	1,140 sq ft	Dec 2023	\$250,000	\$219
301	1,500 sq ft	May 2023	\$240,000	\$160

## Market Information



Palm Aire 1:	\$148/sq. ft.	Pompano Beach:	\$308/sq. ft.
Pompano Beach:	\$308/sq. ft.	Broward:	\$351/sq. ft.

## Inventory for Sale

Palm Aire 1: 5%  
 Pompano Beach: 3%  
 Broward: 4%

## Avg. Time to Close Over Last 12 Months



Palm Aire 1  
Pompano Beach  
Broward

88 days  
72 days  
67 days