

Unit 303 - Palm Aire 17

303 - 3000 S Course Dr, Pompano Beach, FL, Broward 33069

Unit Information

| | |
|-----------------|--------------------------|
| MLS Number: | F10431729 |
| Status: | Active |
| Size: | 1,150 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | 0 |
| Parking Spaces: | 1 Space,Guest Parking |
| View: | Golf View,Pool Area View |
| List Price: | \$235,000 |
| List PPSF: | \$204 |
| Valuated Price: | \$209,000 |
| Valuated PPSF: | \$182 |

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: | 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: | 3 |
| Number of sales over the last 6 months: | 2 |
| Number of sales over the last 3 months: | 2 |

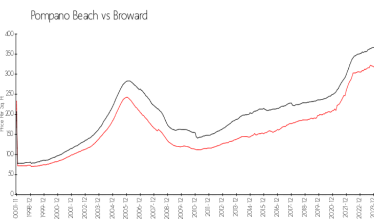
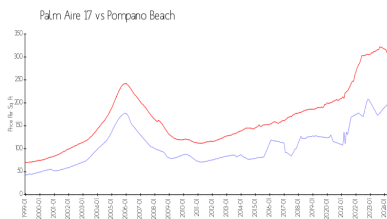
Building Association Information

Palm Aire Condo Assoc-Bldg 17
 3000 S Course Dr
 Pompano Beach FL 33069
 954-974-3093

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 603 | 1,100 sq ft | Mar 2024 | \$232,000 | \$211 |
| 601 | 1,500 sq ft | Mar 2024 | \$299,900 | \$200 |
| 304 | | Jul 2023 | \$165,000 | |

Market Information



| | | | |
|----------------|---------------|----------------|---------------|
| Palm Aire 17: | \$182/sq. ft. | Pompano Beach: | \$308/sq. ft. |
| Pompano Beach: | \$308/sq. ft. | Broward: | \$351/sq. ft. |

Inventory for Sale

| | |
|---------------|----|
| Palm Aire 17 | 5% |
| Pompano Beach | 3% |
| Broward | 4% |

Avg. Time to Close Over Last 12 Months



Palm Aire 17
Pompano Beach
Broward

95 days
73 days
67 days