

# Unit 412 - Palm Aire 50

412 - 3090 N Course Dr, Pompano Beach, FL, Broward 33069

## Unit Information

MLS Number:	F10432267
Status:	Active
Size:	1,390 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned Parking,Guest Parking
View:	Garden View,Other View
List Price:	\$449,000
List PPSF:	\$323
Valuated Price:	\$317,000
Valuated PPSF:	\$211

*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:	107
Number of active listings for rent:	0
Number of active listings for sale:	4
Building inventory for sale:	3%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	2

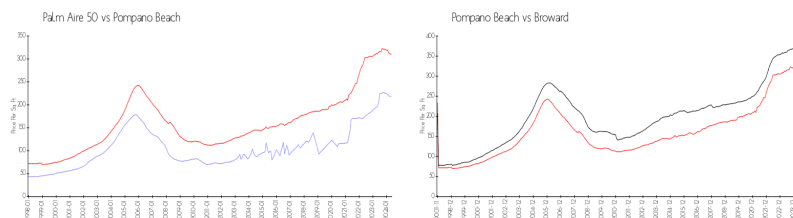
## Building Association Information

Building 50 Of Palm Aire  
3090 N Course Dr , Pompano Beach FL 33069  
(954)971-2442

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
908	1,100 sq ft	Mar 2024	\$185,000	\$168
408	1,130 sq ft	Mar 2024	\$175,000	\$155
107	2,100 sq ft	Dec 2023	\$525,000	\$250
311	1,100 sq ft	Oct 2023	\$285,000	\$259
601	1,500 sq ft	Oct 2023	\$290,000	\$193

## Market Information

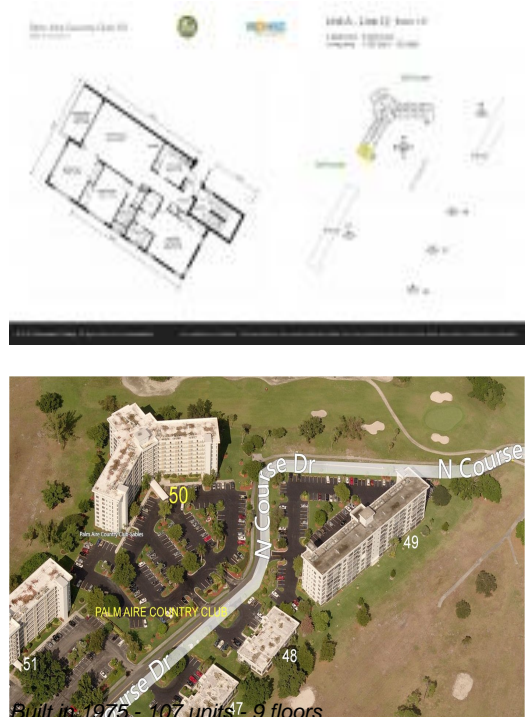


Palm Aire 50:	\$218/sq. ft.	Pompano Beach:	\$310/sq. ft.
Pompano Beach:	\$310/sq. ft.	Broward:	\$350/sq. ft.

## Inventory for Sale

Palm Aire 50	4%
Pompano Beach	3%
Broward	3%

## Avg. Time to Close Over Last 12 Months



Palm Aire 50  
Pompano Beach  
Broward

53 days  
73 days  
68 days