

# Unit 340 - Garden Aire Village

340 - 2601 NE 14th St Cswy, Pompano Beach, FL, Broward 33062

## Unit Information

MLS Number: F10435358  
 Status: Active  
 Size: 760 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space, Assigned Parking  
 View: Pool Area View  
 List Price: \$189,000  
 List PPSF: \$249  
 Valuated Price: \$155,000  
 Valuated PPSF: \$204

*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: 129  
 Number of active listings for rent: 0  
 Number of active listings for sale: 2  
 Building inventory for sale: 1%  
 Number of sales over the last 12 months: 4  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 0

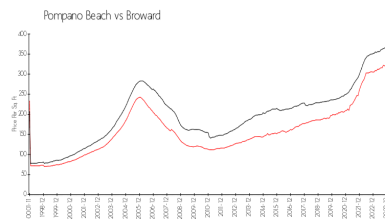
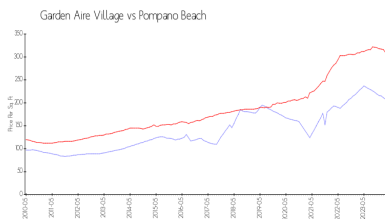
## Building Association Information

Garden Aire Village  
 2601 NE 14th Street Cswy  
 Pompano Beach, FL 33062  
 954) 943-7720

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
335	912 sq ft	Jan 2024	\$248,000	\$272
131	912 sq ft	Oct 2023	\$292,500	\$321
136	912 sq ft	Jul 2023	\$270,000	\$296
232	912 sq ft	May 2023	\$170,000	\$186

## Market Information



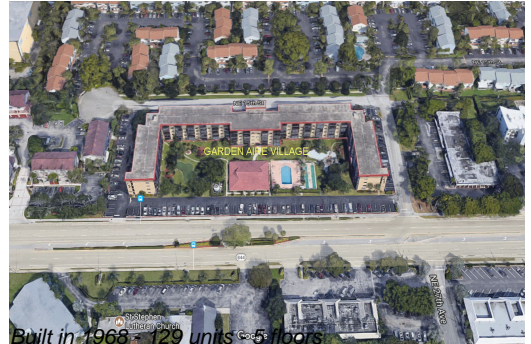
Garden Aire Village: \$205/sq. ft.  
 Pompano Beach: \$308/sq. ft.

Pompano Beach: \$308/sq. ft.  
 Broward: \$351/sq. ft.

## Inventory for Sale

Garden Aire Village: 2%  
 Pompano Beach: 3%  
 Broward: 4%

## Avg. Time to Close Over Last 12 Months



Garden Aire Village  
Pompano Beach  
Broward

81 days  
72 days  
67 days