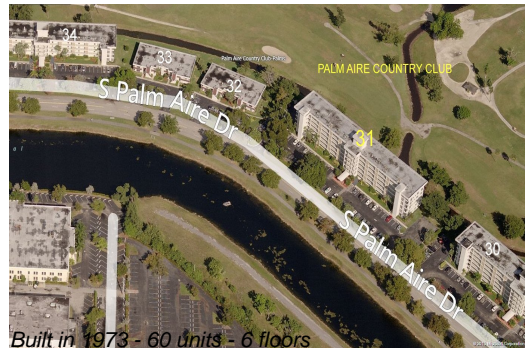


Unit 507 - Palm Aire 31

507 - 2901 S Palm Aire Dr, Pompano Beach, FL, Broward 33069

Unit Information

MLS Number:	F10435596
Status:	Active
Size:	900 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	Assigned Parking,Guest Parking
View:	Golf View
List Price:	\$234,900
List PPSF:	\$261
Valuated Price:	\$181,000
Valuated PPSF:	\$189



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:	60
Number of active listings for rent:	0
Number of active listings for sale:	4
Building inventory for sale:	6%
Number of sales over the last 12 months:	3
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	1

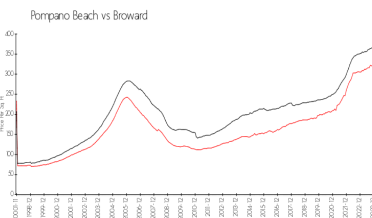
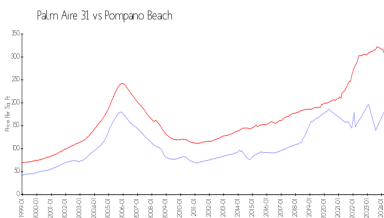
Building Association Information

Palm-Aire Resort Palms Country Club Pompano Beach, FL 33060
(954) 968-2705

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
102	1,100 sq ft	Feb 2024	\$260,000	\$236
405	960 sq ft	Nov 2023	\$202,000	\$210
404	900 sq ft	Aug 2023	\$135,000	\$150

Market Information



Palm Aire 31:	\$185/sq. ft.	Pompano Beach:	\$308/sq. ft.
Pompano Beach:	\$308/sq. ft.	Broward:	\$351/sq. ft.

Inventory for Sale

Palm Aire 31	7%
Pompano Beach	3%
Broward	4%

Avg. Time to Close Over Last 12 Months

Palm Aire 31	67 days
Pompano Beach	73 days

Broward

67 days