

# Unit 201 - Palm Aire 124

201 - 806 Cypress Grove Ln, Pompano Beach, FL, Broward 33069

## Unit Information

MLS Number:	A11560854
Status:	Active
Size:	1,390 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	
List Price:	\$350,000
List PPSF:	\$252
Valuated Price:	\$342,000
Valuated PPSF:	\$199

*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:	59
Number of active listings for rent:	0
Number of active listings for sale:	5
Building inventory for sale:	8%
Number of sales over the last 12 months:	5
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	1

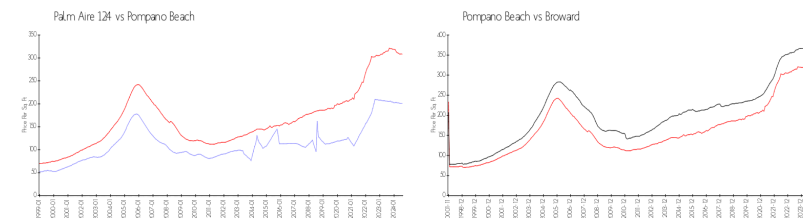
## Building Association Information

Palm-Aire Country Club Condominium Association No.12, Inc.  
 3500 Gateway Drive, Suite 202  
 Pompano Beach, Florida 33069  
 Management Telephone: (954) 968-4481  
 Maintenance Telephone: (954) 968-4484

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
210	1,702 sq ft	Jun 2024	\$339,900	\$200
311	1,702 sq ft	Mar 2024	\$380,000	\$223
402	1,702 sq ft	Jan 2024	\$285,000	\$167
106	2,098 sq ft	Dec 2023	\$409,000	\$195
208	1,392 sq ft	Oct 2023	\$396,000	\$284

## Market Information



Palm Aire 124:	\$201/sq. ft.	Pompano Beach:	\$308/sq. ft.
Pompano Beach:	\$308/sq. ft.	Broward:	\$346/sq. ft.

## Inventory for Sale

Palm Aire 124	8%
Pompano Beach	4%
Broward	4%



**Avg. Time to Close Over Last 12 Months**

Palm Aire 124	96 days
Pompano Beach	77 days
Broward	72 days