

Unit 402 - Palm Aire 124

402 - 806 Cypress Grove Ln, Pompano Beach, FL, Broward 33069

Unit Information

MLS Number:	A11564797
Status:	Active
Size:	1,620 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	
List Price:	\$479,000
List PPSF:	\$296
Valuated Price:	\$455,000
Valuated PPSF:	\$267

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:	1
Building inventory for sale:	1%
Number of sales over the last 12 months:	4
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	1

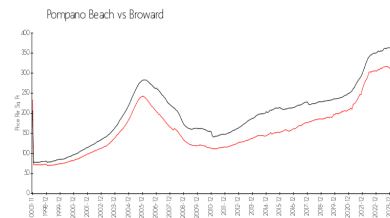
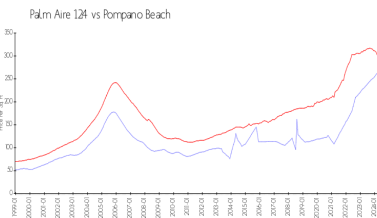
Building Association Information

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
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:	\$265/sq. ft.	Pompano Beach:	\$300/sq. ft.
Pompano Beach:	\$300/sq. ft.	Broward:	\$348/sq. ft.

Inventory for Sale

Palm Aire 124	2%
Pompano Beach	3%
Broward	3%



Avg. Time to Close Over Last 12 Months

Palm Aire 124	73 days
Pompano Beach	72 days
Broward	67 days