

Unit 402 - Palm Aire 124

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

Unit Information

MLS Number: A11688720
 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: \$399,000
 List PPSF: \$246
 Valuated Price: \$359,000
 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: 59
 Number of active listings for rent: 0
 Number of active listings for sale: 8
 Building inventory for sale: 13%
 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

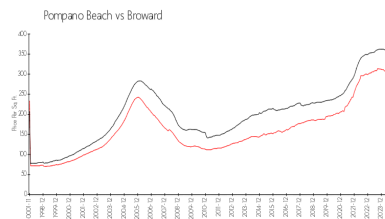
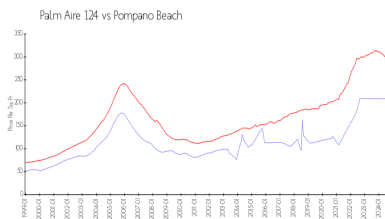
Building Association Information

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
407	2,098 sq ft	Nov 2024	\$410,000	\$195
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

Market Information



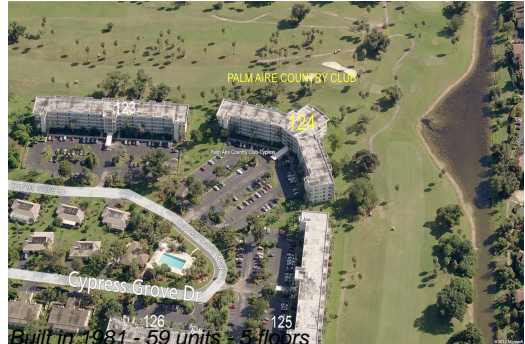
Palm Aire 124: \$209/sq. ft.
 Pompano Beach: \$299/sq. ft.
 Pompano Beach: \$299/sq. ft.
 Broward: \$339/sq. ft.

Inventory for Sale

Palm Aire 124: 14%
 Pompano Beach: 4%
 Broward: 4%

Avg. Time to Close Over Last 12 Months

Palm Aire 124: 112 days



Pompano Beach
Broward

79 days
74 days