

# Unit 504 - Palm Aire 96

504 - 805 Cypress Blvd, Pompano Beach, FL, Broward 33069

## Unit Information

MLS Number: A11942743  
 Status: Active  
 Size: 1,620 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$324,900  
 List PPSF: \$201  
 Valuated Price: \$365,000  
 Valuated PPSF: \$213

*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: 2  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 3  
 Number of sales over the last 6 months: 0  
 Number of sales over the last 3 months: 0

## Building Association Information

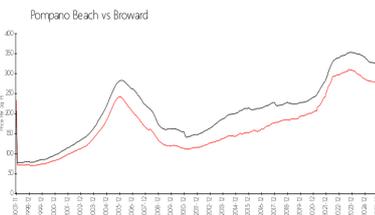
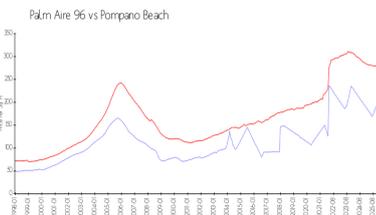
Mwi/Campbell Management Co, Palm Aire Country Club Condominium Association  
 3500 Gateway Drive # 202  
 Pompano Beach, FL 33069-4870  
 (954) 968-4481

<https://>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
301	1,390 sq ft	Aug 2025	\$320,000	\$230
307	1,840 sq ft	Jul 2025	\$320,000	\$174
307	1,840 sq ft	Jul 2025	\$320,000	\$174
207	1,840 sq ft	Jul 2025	\$300,000	\$163
207	1,840 sq ft	Jun 2025	\$300,000	\$163

## Market Information

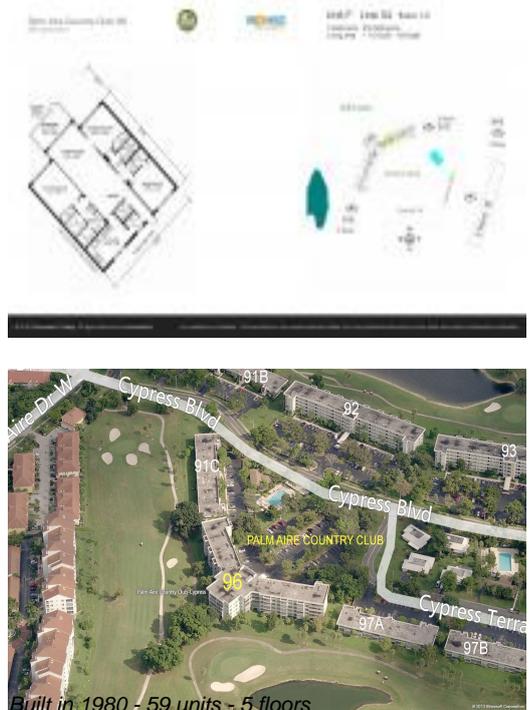


Palm Aire 96: \$209/sq. ft. Pompano Beach: \$275/sq. ft.  
 Pompano Beach: \$275/sq. ft. Broward: \$306/sq. ft.

## Inventory for Sale

Palm Aire 96: 3%  
 Pompano Beach: 6%  
 Broward: 6%

## Avg. Time to Close Over Last 12 Months



Palm Aire 96  
Pompano Beach  
Broward

185 days  
89 days  
89 days