

Unit 302 - Palm Aire 123

302 - 804 Cypress Grove Ln, Pompano Beach, FL, Broward 33069

Unit Information

MLS Number: B26000518
 Status: Active
 Size: 1,620 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces: Assigned, Guest, Loading Space(s)
 View: Lagoon, Golf Course
 List Price: \$289,900
 List PPSF: \$179
 Valuated Price: \$297,000
 Valuated PPSF: \$174

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: 50
 Number of active listings for rent: 0
 Number of active listings for sale: 3
 Building inventory for sale: 6%
 Number of sales over the last 12 months: 5
 Number of sales over the last 6 months: 4
 Number of sales over the last 3 months: 0

Building Association Information

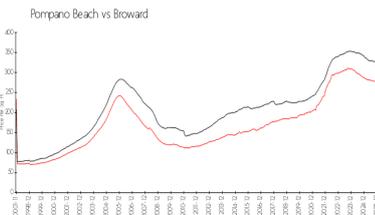
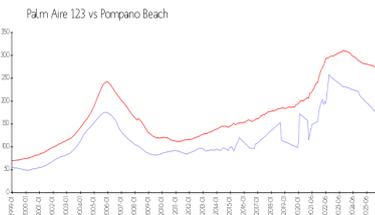
Palm Aire Building 123
 Tropical Coast Management LLC
 802 Cypress Grove Lane
 Pompano Beach, FL 33069-5062
 (954) 979-4870

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
208	1,620 sq ft	Dec 2025	\$200,000	\$123
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310	1,390 sq ft	Nov 2025	\$275,000	\$198
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510	1,390 sq ft	May 2025	\$250,000	\$180
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Market Information



Palm Aire 123: \$174/sq. ft.
 Pompano Beach: \$272/sq. ft.

Pompano Beach: \$272/sq. ft.
 Broward: \$306/sq. ft.

Inventory for Sale

Palm Aire 123: 6%
 Pompano Beach: 6%
 Broward: 6%



Avg. Time to Close Over Last 12 Months

Palm Aire 123	188 days
Pompano Beach	89 days
Broward	89 days