

Unit 308 - Palm Aire 123

308 - 804 Cypress Grove Ln, Pompano Beach, FL, Broward 33069

Unit Information

MLS Number:	B26007621
Status:	Active
Size:	1,620 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	Assigned, Guest
View:	Golf Course
List Price:	\$325,000
List PPSF:	\$201
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

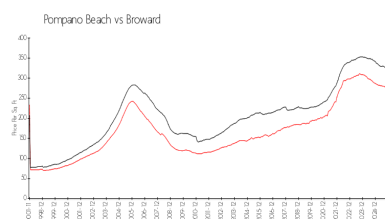
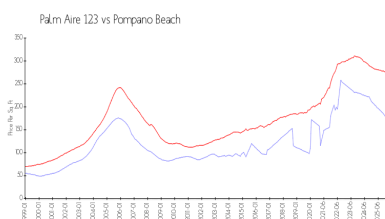
Palm Aire Building 123
Tropical Coast Management LLC
802 Cypress Grove Lane
Pompano Beach, FL 33069-5062
(954) 979-4870

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
208	1,620 sq ft	Dec 2025	\$200,000	\$123
208	1,620 sq ft	Dec 2025	\$200,000	\$123
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.

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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