

# Unit 209 - Palm Aire 123

209 - 804 Cypress Grove Ln, Pompano Beach, FL, Broward 33069

## Unit Information

MLS Number:	F10404746
Status:	Active
Size:	1,710 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	Garden View,Golf View
List Price:	\$323,500
List PPSF:	\$189
Valuated Price:	\$308,000
Valuated PPSF:	\$180

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:	2
Building inventory for sale:	4%
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

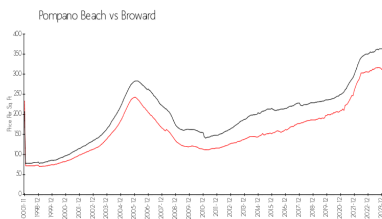
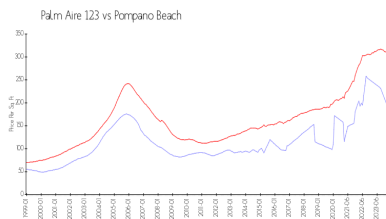
## Building Association Information

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
109	1,710 sq ft	Sep 2023	\$389,000	\$227
207	1,710 sq ft	Sep 2023	\$345,000	\$202
108	1,710 sq ft	Jun 2023	\$411,000	\$240

## Market Information



Palm Aire 123:	\$182/sq. ft.	Pompano Beach:	\$300/sq. ft.
Pompano Beach:	\$300/sq. ft.	Broward:	\$348/sq. ft.

## Inventory for Sale

Palm Aire 123	4%
Pompano Beach	3%
Broward	3%

## Avg. Time to Close Over Last 12 Months



Palm Aire 123  
Pompano Beach  
Broward

12 days  
72 days  
67 days