

# Unit 510 - Palm Aire 122

510 - 802 Cypress Grove Ln, Pompano Beach, FL, Broward 33069

## Unit Information

MLS Number:	F10422733
Status:	Active
Size:	1,500 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space, Guest Parking
View:	Golf View
List Price:	\$284,000
List PPSF:	\$189
Valuated Price:	\$270,000
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:	1
Building inventory for sale:	2%
Number of sales over the last 12 months:	7
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	2

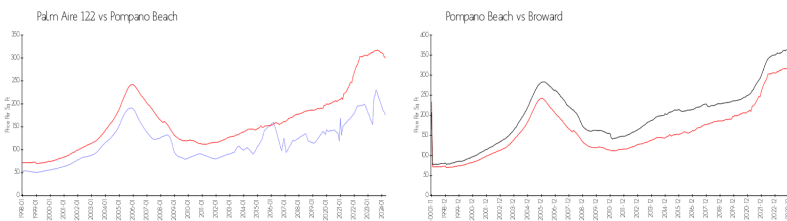
## Building Association Information

Palm Aire Building 122  
 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
505	1,260 sq ft	Feb 2024	\$255,000	\$202
402	1,620 sq ft	Feb 2024	\$299,999	\$185
410	1,500 sq ft	Oct 2023	\$250,000	\$167
108	1,710 sq ft	Aug 2023	\$385,000	\$225
503	1,710 sq ft	Jun 2023	\$385,000	\$225
401	1,390 sq ft	Jun 2023	\$298,900	\$215

## Market Information



Palm Aire 122:	\$176/sq. ft.	Pompano Beach:	\$300/sq. ft.
Pompano Beach:	\$300/sq. ft.	Broward:	\$348/sq. ft.

## Inventory for Sale

Palm Aire 122	2%
Pompano Beach	3%
Broward	3%



**Avg. Time to Close Over Last 12 Months**

Palm Aire 122	72 days
Pompano Beach	72 days
Broward	67 days