

# Unit 210 - Palm Aire 125

210 - 4000 Cypress Grove Wy, Pompano Beach, FL, Broward 33069

## Unit Information

MLS Number:	F10431722
Status:	Active
Size:	1,410 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	Garden View,Golf View
List Price:	\$349,000
List PPSF:	\$248
Valuated Price:	\$315,000
Valuated PPSF:	\$223

*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:	2
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	1

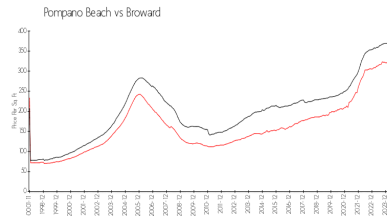
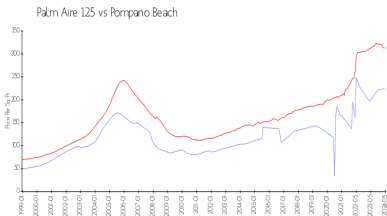
## Building Association Information

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
108	1,620 sq ft	May 2024	\$215,000	\$133
308	1,720 sq ft	Nov 2023	\$360,000	\$209

## Market Information



Palm Aire 125:	\$223/sq. ft.	Pompano Beach:	\$313/sq. ft.
Pompano Beach:	\$313/sq. ft.	Broward:	\$351/sq. ft.

## Inventory for Sale

Palm Aire 125	6%
Pompano Beach	3%
Broward	4%

## Avg. Time to Close Over Last 12 Months

Palm Aire 125	156 days
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Pompano Beach  
Broward

75 days  
69 days