

# Unit 103 - Palm Aire 125

103 - 4000 Cypress Grove Wy, Pompano Beach, FL, Broward 33069

## Unit Information

MLS Number: F10432299  
 Status: Active  
 Size: 1,620 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: Assigned Parking, Guest Parking  
 View: Golf View  
 List Price: \$385,000  
 List PPSF: \$238  
 Valuated Price: \$290,000  
 Valuated PPSF: \$179

*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: 1  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 0

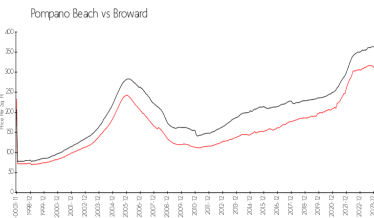
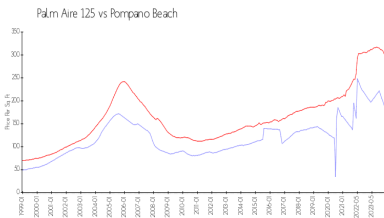
## Building Association Information

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  |
|--------|-------------|--------------|------------|-------|
| 308    | 1,720 sq ft | Nov 2023     | \$360,000  | \$209 |

## Market Information



|                |               |                |               |
|----------------|---------------|----------------|---------------|
| Palm Aire 125: | \$183/sq. ft. | Pompano Beach: | \$300/sq. ft. |
| Pompano Beach: | \$300/sq. ft. | Broward:       | \$348/sq. ft. |

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months

Palm Aire 125: 156 days  
 Pompano Beach: 72 days



Broward

67 days