

Unit 107 - Palm Aire 123

107 - 804 Cypress Grove Ln, Pompano Beach, FL, Broward 33069

Unit Information

MLS Number:	F10433827
Status:	Active
Size:	1,710 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space,Guest Parking
View:	Garden View,Golf View
List Price:	\$399,900
List PPSF:	\$234
Valuated Price:	\$305,000
Valuated PPSF:	\$178

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

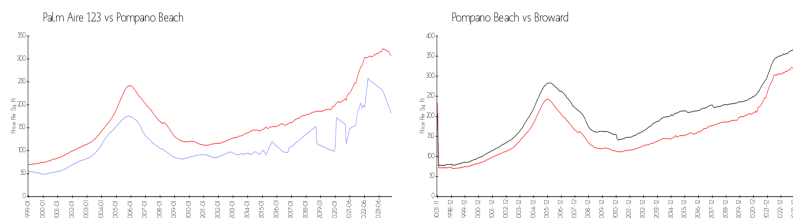
Building Association Information

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:	\$308/sq. ft.
Pompano Beach:	\$308/sq. ft.	Broward:	\$351/sq. ft.

Inventory for Sale

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

Avg. Time to Close Over Last 12 Months



Palm Aire 123
Pompano Beach
Broward

12 days
72 days
67 days