

# 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

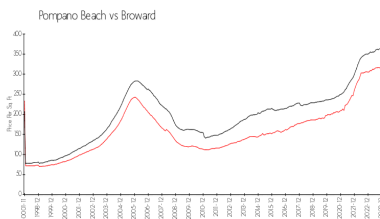
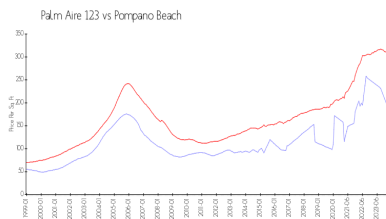
## Building Association Information

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: \$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