

Unit 407 - Palm Aire 124

407 - 806 Cypress Grove Ln, Pompano Beach, FL, Broward 33069

Unit Information

MLS Number:	F10442369
Status:	Closed
Size:	2,098 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	Garden View,Golf View
List Price:	\$429,900
List PPSF:	\$205
Valuated Price:	\$443,000
Valuated PPSF:	\$211

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:	59
Number of active listings for rent:	0
Number of active listings for sale:	7
Building inventory for sale:	11%
Number of sales over the last 12 months:	5
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	1

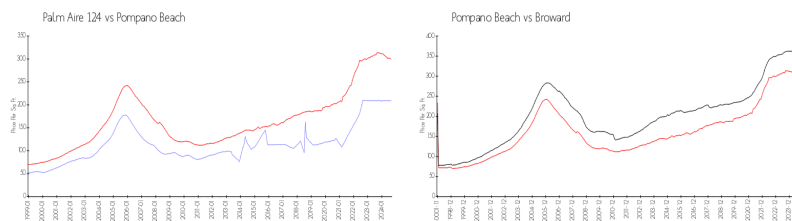
Building Association Information

Palm-Aire Country Club Condominium Association No.12, Inc.
 3500 Gateway Drive, Suite 202
 Pompano Beach, Florida 33069
 Management Telephone: (954) 968-4481
 Maintenance Telephone: (954) 968-4484

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
407	2,098 sq ft	Nov 2024	\$410,000	\$195
210	1,702 sq ft	Jun 2024	\$339,900	\$200
311	1,702 sq ft	Mar 2024	\$380,000	\$223
402	1,702 sq ft	Jan 2024	\$285,000	\$167
106	2,098 sq ft	Dec 2023	\$409,000	\$195

Market Information



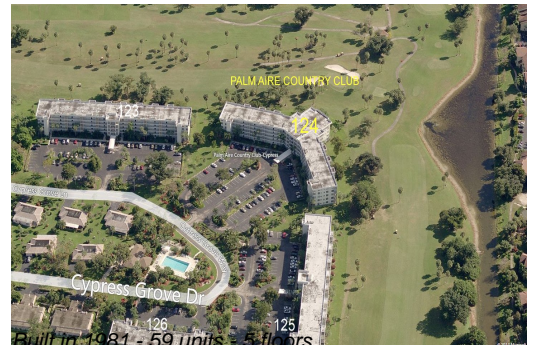
Palm Aire 124:	\$209/sq. ft.	Pompano Beach:	\$299/sq. ft.
Pompano Beach:	\$299/sq. ft.	Broward:	\$340/sq. ft.

Inventory for Sale

Palm Aire 124	12%
Pompano Beach	4%
Broward	4%

Avg. Time to Close Over Last 12 Months

Palm Aire 124	112 days
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Pompano Beach
Broward

79 days
74 days