

# Unit 407 - Palm Aire 124

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

## Unit Information

MLS Number: F10442369  
 Status: Active  
 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: \$425,000  
 Valuated PPSF: \$203

*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: 5  
 Building inventory for sale: 8%  
 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: 0

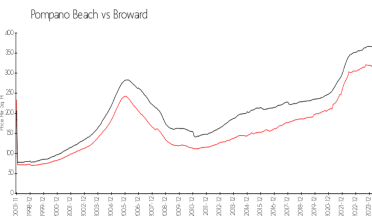
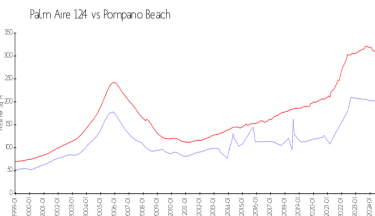
## Building Association Information

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
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
208	1,392 sq ft	Oct 2023	\$396,000	\$284

## Market Information



Palm Aire 124: \$201/sq. ft.  
 Pompano Beach: \$308/sq. ft.

Pompano Beach: \$308/sq. ft.  
 Broward: \$346/sq. ft.

## Inventory for Sale

Palm Aire 124: 8%  
 Pompano Beach: 4%  
 Broward: 4%



**Avg. Time to Close Over Last 12 Months**

Palm Aire 124	96 days
Pompano Beach	78 days
Broward	72 days