

Unit 302 - Palm Aire 125

302 - 4000 Cypress Grove Wy, Pompano Beach, FL, Broward 33069

Unit Information

| | |
|-----------------|---------------------------------|
| MLS Number: | F10443403 |
| 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: | \$365,000 |
| List PPSF: | \$225 |
| Valuated Price: | \$365,000 |
| Valuated PPSF: | \$225 |

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: | 2 |
| Number of sales over the last 6 months: | 1 |
| Number of sales over the last 3 months: | 1 |

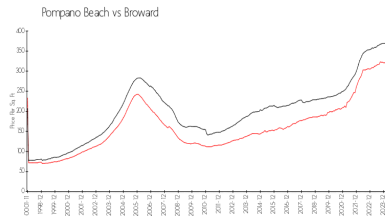
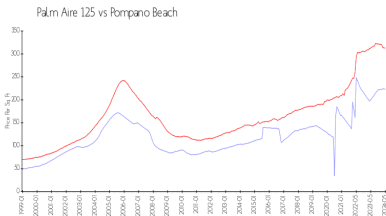
Building Association Information

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 |
|--------|-------------|--------------|------------|-------|
| 108 | 1,620 sq ft | May 2024 | \$215,000 | \$133 |
| 308 | 1,720 sq ft | Nov 2023 | \$360,000 | \$209 |

Market Information



| | | | |
|----------------|---------------|----------------|---------------|
| Palm Aire 125: | \$223/sq. ft. | Pompano Beach: | \$313/sq. ft. |
| Pompano Beach: | \$313/sq. ft. | Broward: | \$351/sq. ft. |

Inventory for Sale

| | |
|---------------|----|
| Palm Aire 125 | 6% |
| Pompano Beach | 3% |
| Broward | 4% |

Avg. Time to Close Over Last 12 Months

| | |
|---------------|----------|
| Palm Aire 125 | 156 days |
|---------------|----------|



Pompano Beach
Broward

75 days
69 days