

# Unit 501 - Palm Aire 123

501 - 804 Cypress Grove Ln, Pompano Beach, FL, Broward 33069

## Unit Information

MLS Number:	F10448712
Status:	Pending
Size:	1,390 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space, Guest Parking
View:	Golf View
List Price:	\$345,000
List PPSF:	\$248
Valuated Price:	\$356,000
Valuated PPSF:	\$237

*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:	4
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	1

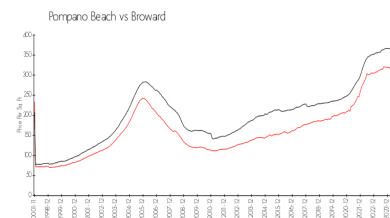
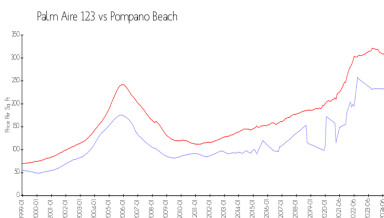
## Building Association Information

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
209	1,710 sq ft	Jul 2024	\$311,750	\$182
107	1,710 sq ft	May 2024	\$399,900	\$234
109	1,710 sq ft	Sep 2023	\$389,000	\$227
207	1,710 sq ft	Sep 2023	\$345,000	\$202

## Market Information



Palm Aire 123: \$233/sq. ft.  
Pompano Beach: \$308/sq. ft.

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Broward: \$346/sq. ft.

## Inventory for Sale

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



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

Palm Aire 123	74 days
Pompano Beach	77 days
Broward	72 days