

# Unit 407 - Palm Aire 123

407 - 804 Cypress Grove Ln, Pompano Beach, FL, Broward 33069

## Unit Information

MLS Number:	F10456105
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:	\$419,000
List PPSF:	\$259
Valuated Price:	\$398,000
Valuated PPSF:	\$233

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

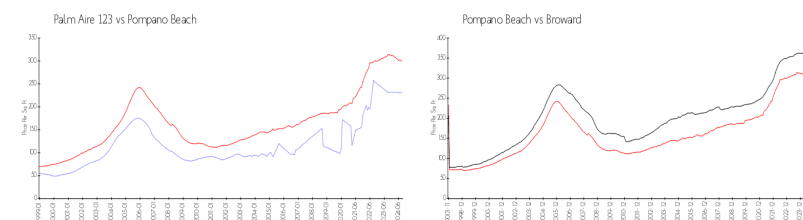
## Building Association Information

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
106	1,260 sq ft	Oct 2024	\$284,500	\$226
501	1,390 sq ft	Oct 2024	\$325,000	\$234
209	1,710 sq ft	Jul 2024	\$311,750	\$182
107	1,710 sq ft	May 2024	\$399,900	\$234

## Market Information



Palm Aire 123:	\$231/sq. ft.	Pompano Beach:	\$299/sq. ft.
Pompano Beach:	\$299/sq. ft.	Broward:	\$339/sq. ft.

## Inventory for Sale

Palm Aire 123	6%
Pompano Beach	4%
Broward	4%

## Avg. Time to Close Over Last 12 Months

Palm Aire 123	85 days
Pompano Beach	79 days



Broward

75 days