

# Unit 510 - Palm Aire 123

510 - 804 Cypress Grove Ln, Pompano Beach, FL, Broward 33069

## Unit Information

MLS Number:	F10471462
Status:	Active
Size:	1,390 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	Golf View
List Price:	\$295,000
List PPSF:	\$212
Valuated Price:	\$293,000
Valuated PPSF:	\$195

*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:	2
Number of sales over the last 3 months:	0

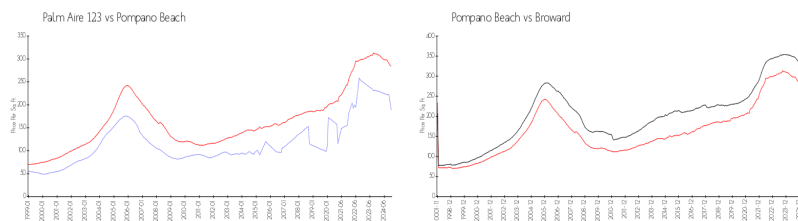
## Building Association Information

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:	\$191/sq. ft.	Pompano Beach:	\$177/sq. ft.
Pompano Beach:	\$177/sq. ft.	Broward:	\$334/sq. ft.

## Inventory for Sale

Palm Aire 123	6%
Pompano Beach	5%
Broward	5%

## Avg. Time to Close Over Last 12 Months

Palm Aire 123	85 days
Pompano Beach	80 days



Broward

78 days