

Unit 403 - Palm Aire 124

403 - 806 Cypress Grove Ln, Pompano Beach, FL, Broward 33069

Unit Information

MLS Number:	F10529321
Status:	Active
Size:	1,620 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	
List Price:	\$385,900
List PPSF:	\$238
Valuated Price:	\$254,000
Valuated PPSF:	\$149

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:	3
Building inventory for sale:	5%
Number of sales over the last 12 months:	7
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	0

Building Association Information

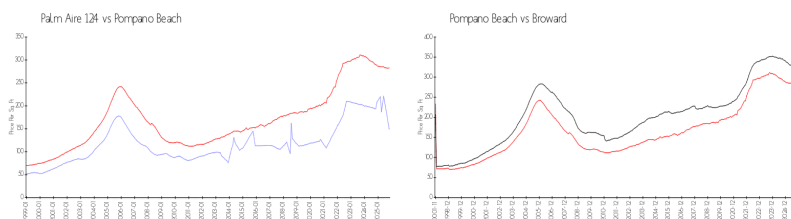
Palm-Aire Country Club Condominium Association No.12, Inc.
 3500 Gateway Drive, Suite 202
 Pompano Beach, Florida 33069
 Management Telephone: (954) 968-4481
 Maintenance Telephone: (954) 968-4484

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
305	1,389 sq ft	Jul 2025	\$310,000	\$223
404	1,702 sq ft	Jun 2025	\$380,000	\$223
208	1,392 sq ft	Apr 2025	\$320,000	\$230
309	1,620 sq ft	Apr 2025	\$240,000	\$148
108	1,392 sq ft	Mar 2025	\$300,000	\$216

Market Information



Palm Aire 124:	\$148/sq. ft.	Pompano Beach:	\$283/sq. ft.
Pompano Beach:	\$283/sq. ft.	Broward:	\$311/sq. ft.

Inventory for Sale

Palm Aire 124	5%
Pompano Beach	3%
Broward	4%



Avg. Time to Close Over Last 12 Months

Palm Aire 124	89 days
Pompano Beach	88 days
Broward	87 days