

# Unit 302 - Palm Aire 123

302 - 804 Cypress Grove Ln, Pompano Beach, FL, Broward 33069

## Unit Information

MLS Number:	F10534074
Status:	Active
Size:	1,710 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space,Guest Parking
View:	
List Price:	\$335,000
List PPSF:	\$196
Valuated Price:	\$324,000
Valuated PPSF:	\$189

*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:	1
Building inventory for sale:	2%
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

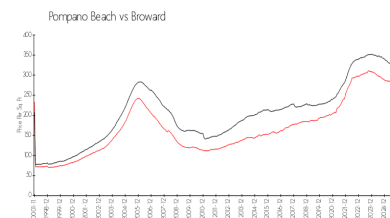
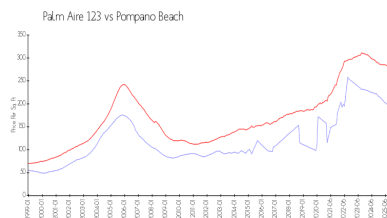
Palm Aire Building 123  
Tropical Coast Management LLC  
802 Cypress Grove Lane  
Pompano Beach, FL 33069-5062  
(954) 979-4870

<https://>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
310	1,390 sq ft	Nov 2025	\$275,000	\$198
510	1,390 sq ft	May 2025	\$250,000	\$180

## Market Information



Palm Aire 123:	\$190/sq. ft.	Pompano Beach:	\$283/sq. ft.
Pompano Beach:	\$283/sq. ft.	Broward:	\$311/sq. ft.

## Inventory for Sale

Palm Aire 123	2%
Pompano Beach	3%
Broward	4%

## Avg. Time to Close Over Last 12 Months

Palm Aire 123	110 days
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Pompano Beach  
Broward

88 days  
87 days