

Unit 107 - Palm Aire 123

107 - 804 Cypress Grove Ln, Pompano Beach, FL, Broward 33069

Unit Information

MLS Number: F10433827
 Status: Active
 Size: 1,710 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces: 1 Space, Guest Parking
 View: Garden View, Golf View
 List Price: \$399,900
 List PPSF: \$234
 Valuated Price: \$305,000
 Valuated PPSF: \$178

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: 3
 Number of sales over the last 6 months: 0
 Number of sales over the last 3 months: 0

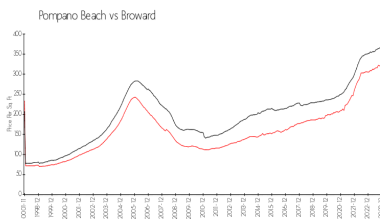
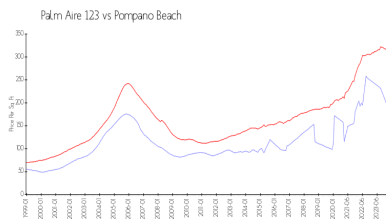
Building Association Information

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
109	1,710 sq ft	Sep 2023	\$389,000	\$227
207	1,710 sq ft	Sep 2023	\$345,000	\$202
108	1,710 sq ft	Jun 2023	\$411,000	\$240

Market Information



Palm Aire 123: \$182/sq. ft. Pompano Beach: \$308/sq. ft.
 Pompano Beach: \$308/sq. ft. Broward: \$351/sq. ft.

Inventory for Sale

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

Avg. Time to Close Over Last 12 Months



Palm Aire 123
Pompano Beach
Broward

12 days
73 days
67 days