

# Unit 4261 W McNab Rd # 14 - Palm Aire Gardens

4261 W McNab Rd # 14 - 4201-4581 W McNab Rd, Pompano Beach, FL, Broward 33069

## Unit Information

MLS Number:	A11504415
Status:	Active
Size:	1,148 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	2 Or More Spaces,Assigned Parking
View:	
List Price:	\$258,800
List PPSF:	\$225
Valuated Price:	\$285,000
Valuated PPSF:	\$248

*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:	416
Number of active listings for rent:	0
Number of active listings for sale:	10
Building inventory for sale:	2%
Number of sales over the last 12 months:	29
Number of sales over the last 6 months:	17
Number of sales over the last 3 months:	14

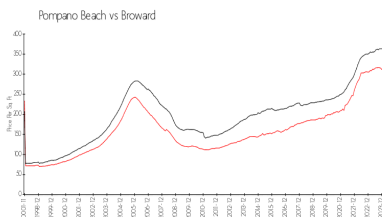
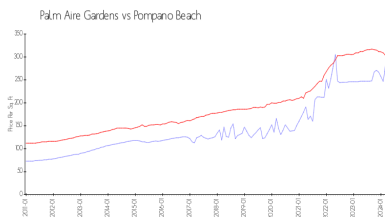
## Building Association Information

Palm Aire Gardens  
 Address: 4301 W McNab Rd,  
 Pompano Beach, FL 33069  
 Phone: +1 954-968-2373

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
33	1,148 sq ft	Apr 2024	\$256,000	\$223
11	1,148 sq ft	Apr 2024	\$250,000	\$218
30	620 sq ft	Apr 2024	\$190,000	\$306
31	600 sq ft	Mar 2024	\$160,000	\$267
25	600 sq ft	Mar 2024	\$183,000	\$305
12	620 sq ft	Mar 2024	\$200,000	\$323
15	1,148 sq ft	Mar 2024	\$249,000	\$217

## Market Information



Palm Aire Gardens: \$248/sq. ft.  
 Pompano Beach: \$300/sq. ft.

Pompano Beach: \$300/sq. ft.  
 Broward: \$348/sq. ft.

## Inventory for Sale



Palm Aire Gardens	2%
Pompano Beach	3%
Broward	3%

**Avg. Time to Close Over Last 12 Months**

Palm Aire Gardens	58 days
Pompano Beach	72 days
Broward	67 days