

# 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: A11616279  
 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: \$255,000  
 List PPSF: \$222  
 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: 12  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 29  
 Number of sales over the last 6 months: 21  
 Number of sales over the last 3 months: 6

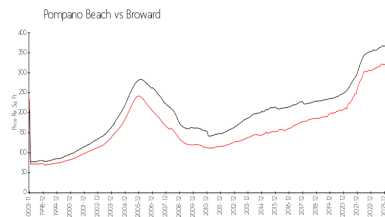
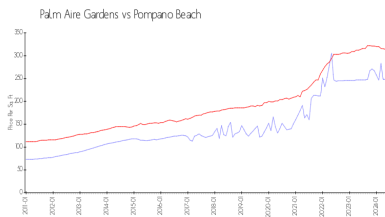
## Building Association Information

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
13	470 sq ft	Jul 2024	\$150,000	\$319
26	600 sq ft	Jul 2024	\$171,000	\$285
12	470 sq ft	Jun 2024	\$155,000	\$330
17	620 sq ft	May 2024	\$175,000	\$282
28	470 sq ft	May 2024	\$155,000	\$330
17	600 sq ft	May 2024	\$190,000	\$317

## Market Information



Palm Aire Gardens: \$248/sq. ft.  
 Pompano Beach: \$313/sq. ft.

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 Broward: \$349/sq. ft.

## Inventory for Sale

Palm Aire Gardens 3%



Pompano Beach	3%
Broward	4%

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

Palm Aire Gardens	63 days
Pompano Beach	76 days
Broward	70 days