

# Unit 4201 W McNab Rd # 27 - Palm Aire Gardens

4201 W McNab Rd # 27 - 4201-4581 W McNab Rd, Pompano Beach, FL, Broward 33069

## Unit Information

|                 |                   |
|-----------------|-------------------|
| MLS Number:     | A11872955         |
| Status:         | Active            |
| Size:           | 713 Sq ft.        |
| Bedrooms:       | 1                 |
| Full Bathrooms: | 1                 |
| Half Bathrooms: | 0                 |
| Parking Spaces: | 1 Space, Detached |
| View:           |                   |
| List Price:     | \$165,000         |
| List PPSF:      | \$231             |
| Valuated Price: | \$153,000         |
| Valuated PPSF:  | \$215             |

*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:      | 17  |
| Building inventory for sale:             | 4%  |
| Number of sales over the last 12 months: | 6   |
| Number of sales over the last 6 months:  | 1   |
| Number of sales over the last 3 months:  | 1   |

## Building Association Information

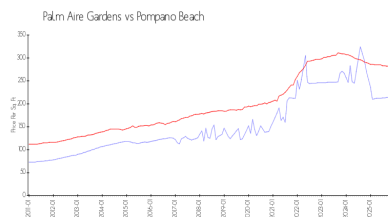
Palm Aire Gardens  
Address: 4301 W McNab Rd,  
Pompano Beach, FL 33069  
Phone: +1 954-968-2373

<https://>

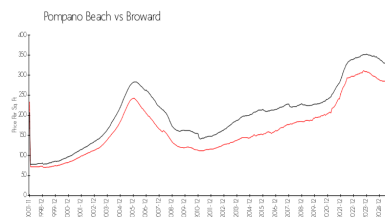
## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 16     | 620 sq ft   | Oct 2025     | \$170,000  | \$274 |
| 28     | 470 sq ft   | May 2025     | \$163,000  | \$347 |
| 25     | 620 sq ft   | May 2025     | \$170,000  | \$274 |
| 23     | 1,160 sq ft | Feb 2025     | \$242,000  | \$209 |
| 19     | 913 sq ft   | Jan 2025     | \$217,500  | \$238 |

## Market Information



Palm Aire Gardens: \$215/sq. ft.  
Pompano Beach: \$283/sq. ft.



Pompano Beach: \$283/sq. ft.  
Broward: \$311/sq. ft.

## Inventory for Sale

|                   |    |
|-------------------|----|
| Palm Aire Gardens | 4% |
| Pompano Beach     | 3% |



|         |    |
|---------|----|
| Broward | 4% |
|---------|----|

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

|                   |         |
|-------------------|---------|
| Palm Aire Gardens | 61 days |
| Pompano Beach     | 88 days |
| Broward           | 87 days |