

# Unit 4521 W McNab Rd # 11 - Palm Aire Gardens

4521 W McNab Rd # 11 - 4201-4581 W McNab Rd, Pompano Beach, FL, Broward 33069

## Unit Information

MLS Number: A11981827  
 Status: Active  
 Size: 980 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$245,000  
 List PPSF: \$250  
 Valuated Price: \$235,000  
 Valuated PPSF: \$240

*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: 6  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 2

## Building Association Information

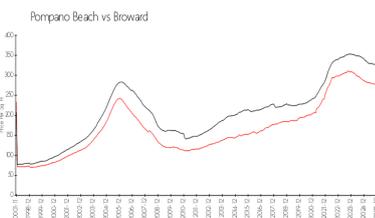
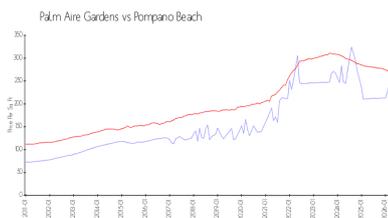
Palm Aire Gardens  
 Address: 4301 W McNab Rd,  
 Pompano Beach, FL 33069  
 Phone: +1 954-968-2373

<https://>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
42	470 sq ft	Mar 2026	\$115,000	\$245
15	713 sq ft	Jan 2026	\$152,000	\$213
16	620 sq ft	Oct 2025	\$170,000	\$274
28	470 sq ft	May 2025	\$163,000	\$347
28	470 sq ft	May 2025	\$163,000	\$347
25	620 sq ft	May 2025	\$170,000	\$274
25	620 sq ft	May 2025	\$170,000	\$274

## Market Information



Palm Aire Gardens: \$242/sq. ft.  
 Pompano Beach: \$272/sq. ft.

Pompano Beach: \$272/sq. ft.  
 Broward: \$306/sq. ft.

## Inventory for Sale



Palm Aire Gardens	3%
Pompano Beach	6%
Broward	6%

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

Palm Aire Gardens	58 days
Pompano Beach	89 days
Broward	89 days