

# Unit 4341 W McNab Rd # 10 - Palm Aire Gardens

4341 W McNab Rd # 10 - 4201-4581 W McNab Rd, Pompano Beach, FL, Broward 33069

## Unit Information

MLS Number:	F10471616
Status:	Active
Size:	1,148 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned Parking, Guest Parking
View:	Garden View
List Price:	\$259,800
List PPSF:	\$226
Valuated Price:	\$282,000
Valuated PPSF:	\$246

*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:	26
Building inventory for sale:	6%
Number of sales over the last 12 months:	27
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	3

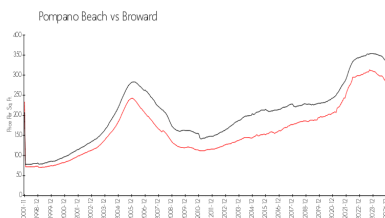
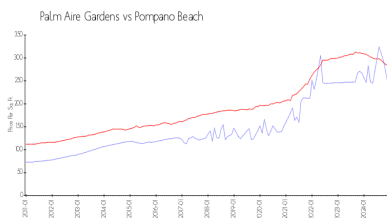
## Building Association Information

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
19	913 sq ft	Jan 2025	\$217,500	\$238
19	470 sq ft	Dec 2024	\$146,000	\$311
15	1,160 sq ft	Nov 2024	\$255,000	\$220
14	600 sq ft	Oct 2024	\$175,000	\$292
22	600 sq ft	Aug 2024	\$187,000	\$312
11	470 sq ft	Aug 2024	\$155,000	\$330

## Market Information



Palm Aire Gardens: \$248/sq. ft.  
 Pompano Beach: \$177/sq. ft.

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 Broward: \$334/sq. ft.

## Inventory for Sale

Palm Aire Gardens	6%
Pompano Beach	5%
Broward	5%



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

Palm Aire Gardens	63 days
Pompano Beach	80 days
Broward	78 days