

Unit 4581 W McNab Rd # 13 - Palm Aire Gardens

4581 W McNab Rd # 13 - 4201-4581 W McNab Rd, Pompano Beach, FL, Broward 33069

Unit Information

MLS Number:	RX-10946860
Status:	Active
Size:	470 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	Assigned
View:	Lake
List Price:	\$159,000
List PPSF:	\$338
Valuated Price:	\$115,000
Valuated PPSF:	\$245

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

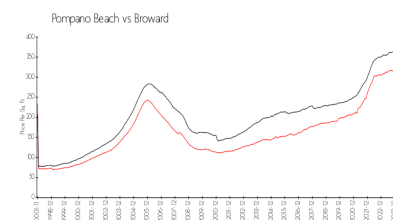
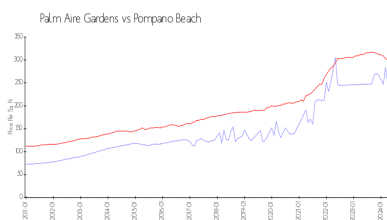
Building Association Information

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