

Unit 4521 W McNab Rd # 25 - Palm Aire Gardens

4521 W McNab Rd # 25 - 4201-4581 W McNab Rd, Pompano Beach, FL, Broward 33069

Unit Information

MLS Number:	RX-10969798
Status:	Active
Size:	980 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Garage - Detached
View:	Other
List Price:	\$249,000
List PPSF:	\$254
Valuated Price:	\$241,000
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:	15
Building inventory for sale:	3%
Number of sales over the last 12 months:	31
Number of sales over the last 6 months:	18
Number of sales over the last 3 months:	13

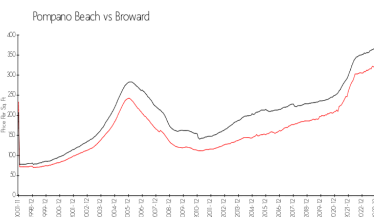
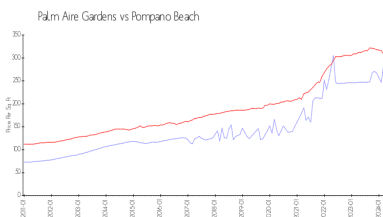
Building Association Information

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
17	600 sq ft	May 2024	\$190,000	\$317
27	600 sq ft	Apr 2024	\$175,000	\$292
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

Market Information



Palm Aire Gardens: \$248/sq. ft.
Pompano Beach: \$308/sq. ft.

Pompano Beach: \$308/sq. ft.
Broward: \$351/sq. ft.

Inventory for Sale

Palm Aire Gardens	4%
Pompano Beach	3%



Broward	4%
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Avg. Time to Close Over Last 12 Months

Palm Aire Gardens	60 days
Pompano Beach	72 days
Broward	67 days