

# 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: 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

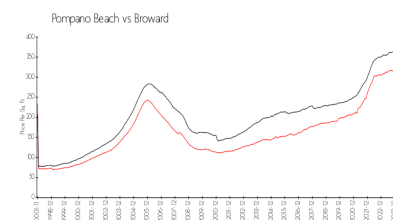
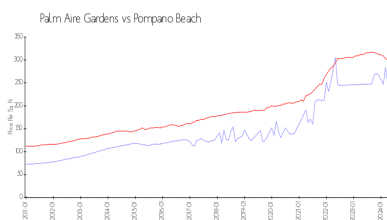
## Building Association Information

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.

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 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