

# Unit 4581 W McNab Rd # 12 - Palm Aire Gardens

4581 W McNab Rd # 12 - 4201-4581 W McNab Rd, Pompano Beach, FL, Broward 33069

## Unit Information

MLS Number:	RX-10978305
Status:	Active
Size:	470 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	Assigned
View:	
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:	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

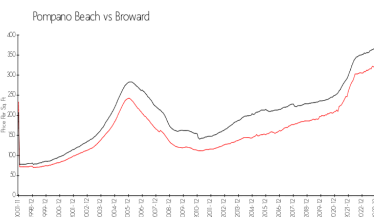
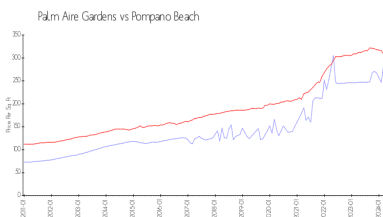
## Building Association Information

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.

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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