

# Unit 4261 W McNab Rd # 17 - Palm Aire Gardens

4261 W McNab Rd # 17 - 4201-4581 W McNab Rd, Pompano Beach, FL, Broward 33069

## Unit Information

MLS Number:	RX-10985181
Status:	Active
Size:	620 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	Assigned
View:	Other
List Price:	\$179,000
List PPSF:	\$289
Valuated Price:	\$147,000
Valuated PPSF:	\$237

*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:	20
Building inventory for sale:	4%
Number of sales over the last 12 months:	25
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	1

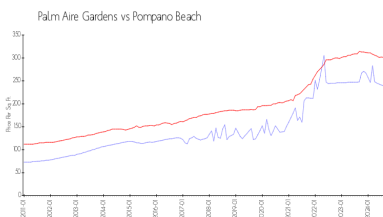
## Building Association Information

Palm Aire Gardens  
Address: 4301 W McNab Rd,  
Pompano Beach, FL 33069  
Phone: +1 954-968-2373

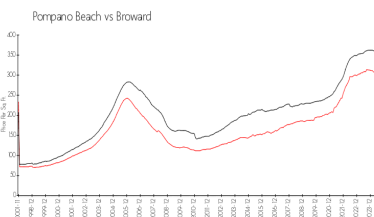
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
14	600 sq ft	Oct 2024	\$175,000	\$292
13	470 sq ft	Jul 2024	\$150,000	\$319
26	600 sq ft	Jul 2024	\$171,000	\$285
12	470 sq ft	Jun 2024	\$155,000	\$330
17	620 sq ft	May 2024	\$175,000	\$282
28	470 sq ft	May 2024	\$155,000	\$330
17	600 sq ft	May 2024	\$190,000	\$317

## Market Information



Palm Aire Gardens: \$236/sq. ft.  
Pompano Beach: \$299/sq. ft.



Pompano Beach: \$299/sq. ft.  
Broward: \$340/sq. ft.

## Inventory for Sale

Palm Aire Gardens	5%
Pompano Beach	4%
Broward	4%



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

Palm Aire Gardens	63 days
Pompano Beach	79 days
Broward	74 days