

# Unit 4481 W McNab Rd # 14 - Palm Aire Gardens

4481 W McNab Rd # 14 - 4201-4581 W McNab Rd, Pompano Beach, FL, Broward 33069

## Unit Information

MLS Number:	RX-10999702
Status:	Active
Size:	600 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	Assigned
View:	Other
List Price:	\$180,000
List PPSF:	\$300
Valuated Price:	\$141,000
Valuated PPSF:	\$235

*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:	16
Building inventory for sale:	3%
Number of sales over the last 12 months:	27
Number of sales over the last 6 months:	14
Number of sales over the last 3 months:	3

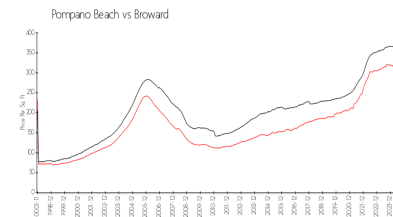
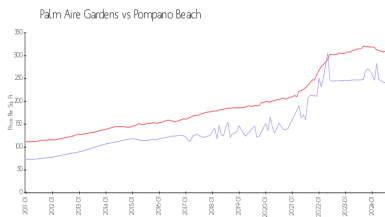
## Building Association Information

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
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: \$237/sq. ft.  
 Pompano Beach: \$308/sq. ft.

Pompano Beach: \$308/sq. ft.  
 Broward: \$346/sq. ft.

## Inventory for Sale

Palm Aire Gardens 4%



Pompano Beach	4%
Broward	4%

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

Palm Aire Gardens	61 days
Pompano Beach	77 days
Broward	72 days