

Unit 4561 W McNab Rd # 25 - Palm Aire Gardens

4561 W McNab Rd # 25 - 4201-4581 W McNab Rd, Pompano Beach, FL, Broward 33069

Unit Information

MLS Number: RX-11023004
 Status: Active
 Size: 800 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 1
 Half Bathrooms: 0
 Parking Spaces:
 View: Other
 List Price: \$225,000
 List PPSF: \$281
 Valuated Price: \$189,000
 Valuated PPSF: \$236

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: 21
 Building inventory for sale: 5%
 Number of sales over the last 12 months: 23
 Number of sales over the last 6 months: 6
 Number of sales over the last 3 months: 1

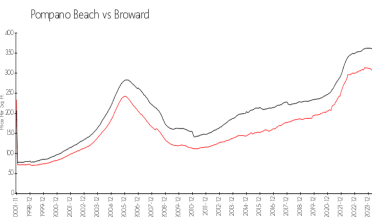
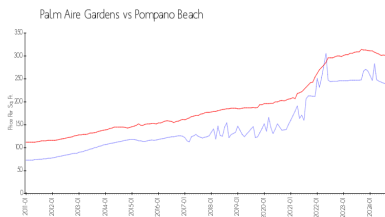
Building Association Information

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.

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 Broward: \$339/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	64 days
Pompano Beach	79 days
Broward	74 days