

# Unit 4341 W McNab Rd # 13 - Palm Aire Gardens

4341 W McNab Rd # 13 - 4201-4581 W McNab Rd, Pompano Beach, FL, Broward 33069

## Unit Information

MLS Number: RX-11023010  
 Status: Active  
 Size: 800 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 1  
 Half Bathrooms: 0  
 Parking Spaces: 0  
 View:  
 List Price: \$214,000  
 List PPSF: \$268  
 Valuated Price: \$197,000  
 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: 25  
 Building inventory for sale: 6%  
 Number of sales over the last 12 months: 27  
 Number of sales over the last 6 months: 6  
 Number of sales over the last 3 months: 3

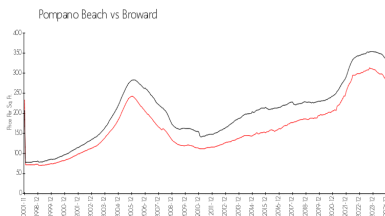
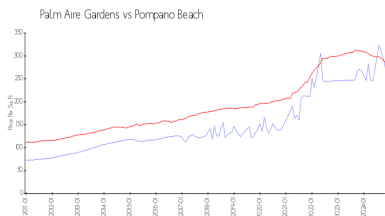
## Building Association Information

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
19	913 sq ft	Jan 2025	\$217,500	\$238
19	470 sq ft	Dec 2024	\$146,000	\$311
15	1,160 sq ft	Nov 2024	\$255,000	\$220
14	600 sq ft	Oct 2024	\$175,000	\$292
22	600 sq ft	Aug 2024	\$187,000	\$312
11	470 sq ft	Aug 2024	\$155,000	\$330

## Market Information



Palm Aire Gardens: \$248/sq. ft.  
 Pompano Beach: \$177/sq. ft.

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 Broward: \$334/sq. ft.

## Inventory for Sale

Palm Aire Gardens: 6%  
 Pompano Beach: 5%  
 Broward: 5%



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

Palm Aire Gardens	63 days
Pompano Beach	80 days
Broward	78 days