

Unit 4221 W McNab Rd # 12 - Palm Aire Gardens

4221 W McNab Rd # 12 - 4201-4581 W McNab Rd, Pompano Beach, FL, Broward 33069

Unit Information

MLS Number: RX-11028637
 Status: Active
 Size: 470 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms: 0
 Parking Spaces: Assigned
 View: Other
 List Price: \$162,000
 List PPSF: \$345
 Valuated Price: \$116,000
 Valuated PPSF: \$247

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

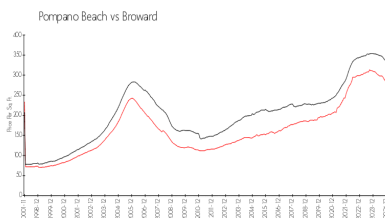
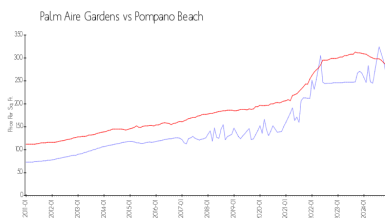
Building Association Information

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.

Pompano Beach: \$177/sq. ft.
 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 |