

Unit 4261 W McNab Rd # 13 - Palm Aire Gardens

4261 W McNab Rd # 13 - 4201-4581 W McNab Rd, Pompano Beach, FL, Broward 33069

Unit Information

MLS Number:	RX-11054764
Status:	Active
Size:	620 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	Assigned
View:	Other
List Price:	\$174,000
List PPSF:	\$281
Valuated Price:	\$132,000
Valuated PPSF:	\$213

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:	17
Building inventory for sale:	4%
Number of sales over the last 12 months:	5
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	1

Building Association Information

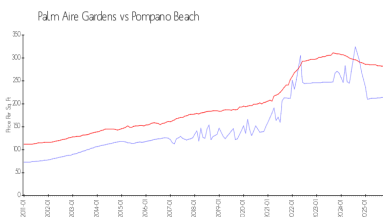
Palm Aire Gardens
Address: 4301 W McNab Rd,
Pompano Beach, FL 33069
Phone: +1 954-968-2373

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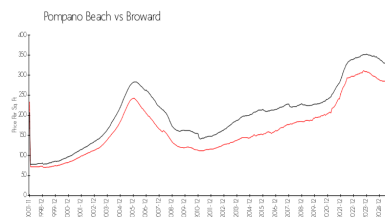
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
16	620 sq ft	Oct 2025	\$170,000	\$274
28	470 sq ft	May 2025	\$163,000	\$347
25	620 sq ft	May 2025	\$170,000	\$274
23	1,160 sq ft	Feb 2025	\$242,000	\$209
19	913 sq ft	Jan 2025	\$217,500	\$238

Market Information



Palm Aire Gardens: \$215/sq. ft.
Pompano Beach: \$283/sq. ft.



Pompano Beach: \$283/sq. ft.
Broward: \$311/sq. ft.

Inventory for Sale

Palm Aire Gardens	4%
Pompano Beach	3%



Broward	4%
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Avg. Time to Close Over Last 12 Months

Palm Aire Gardens	61 days
Pompano Beach	88 days
Broward	88 days