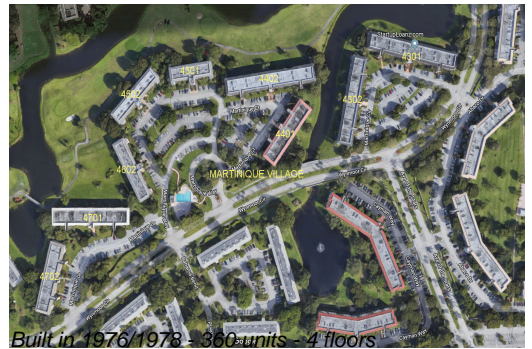


Unit 4502 Martinique Way # E4 - Martinique Village

4502 Martinique Way # E4 - 4701 Martinique Dr, Coconut Creek, FL, Broward 33066



Unit Information

MLS Number:	A11543212
Status:	Active
Size:	748 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	
List Price:	\$139,900
List PPSF:	\$187
Valuated Price:	\$118,000
Valuated PPSF:	\$158

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:	360
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:	23
Number of sales over the last 6 months:	10
Number of sales over the last 3 months:	7

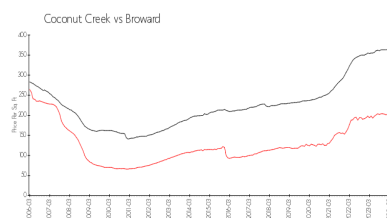
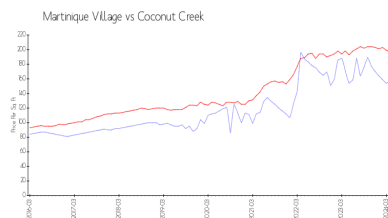
Building Association Information

Martinique Village Association Inc
 1310 Avenue Of The Stars
 Coconut Creek, FL 33066
 Phone: (954) 978-2600

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
L4	1,178 sq ft	Apr 2024	\$190,000	\$161
L2	1,162 sq ft	Apr 2024	\$186,000	\$160
L3	1,156 sq ft	Apr 2024	\$167,000	\$144
F-1	1,100 sq ft	Mar 2024	\$169,000	\$154
A3	1,119 sq ft	Mar 2024	\$230,000	\$206

Market Information



Martinique Village: \$156/sq. ft.
 Coconut Creek: \$197/sq. ft.

Coconut Creek: \$197/sq. ft.
 Broward: \$348/sq. ft.

Inventory for Sale

Martinique Village	5%
Coconut Creek	2%
Broward	3%

Avg. Time to Close Over Last 12 Months

Martinique Village	57 days
Coconut Creek	63 days
Broward	67 days