

Unit 4701 Martinique Dr # M2 - Martinique Village

4701 Martinique Dr # M2 - 4701 Martinique Dr, Coconut Creek, FL, Broward 33066

Unit Information

MLS Number:	A11691167
Status:	Active
Size:	1,291 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Golf Cart Parking,Guest Parking
View:	
List Price:	\$339,500
List PPSF:	\$263
Valuated Price:	\$167,000
Valuated PPSF:	\$129

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:	18
Building inventory for sale:	5%
Number of sales over the last 12 months:	14
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	1

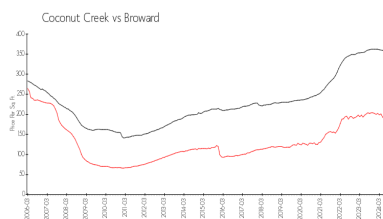
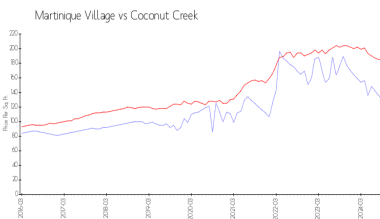
Building Association Information

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
H2	1,322 sq ft	Oct 2024	\$125,000	\$95
B3	977 sq ft	Jun 2024	\$153,000	\$157
M3	1,291 sq ft	Jun 2024	\$180,000	\$139
D2	819 sq ft	May 2024	\$169,000	\$206
A2	1,300 sq ft	May 2024	\$147,000	\$113

Market Information



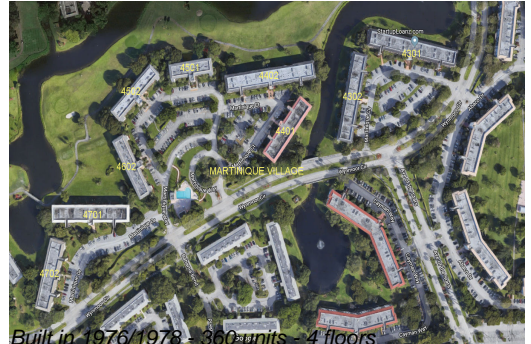
Martinique Village: \$130/sq. ft.
 Coconut Creek: \$185/sq. ft.

Coconut Creek: \$185/sq. ft.
 Broward: \$339/sq. ft.

Inventory for Sale

Martinique Village	5%
Coconut Creek	4%
Broward	4%

Avg. Time to Close Over Last 12 Months



Martinique Village
Coconut Creek
Broward

50 days
66 days
74 days