

Unit 4702 Martinique Dr # G3 - Martinique Village

4702 Martinique Dr # G3 - 4701 Martinique Dr, Coconut Creek, FL, Broward 33066

Unit Information

MLS Number:	F10432115
Status:	Active
Size:	1,156 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned Parking,Golf Cart Parking,Guest Parking
View:	Golf View,Lake,Water View
List Price:	\$194,900
List PPSF:	\$169
Valuated Price:	\$181,000
Valuated PPSF:	\$157

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:	24
Number of sales over the last 6 months:	10
Number of sales over the last 3 months:	7

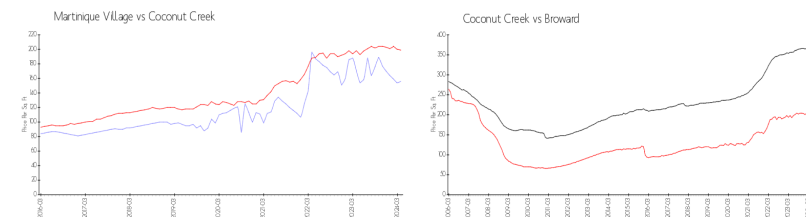
Building Association Information

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
A2	1,300 sq ft	May 2024	\$147,000	\$113
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

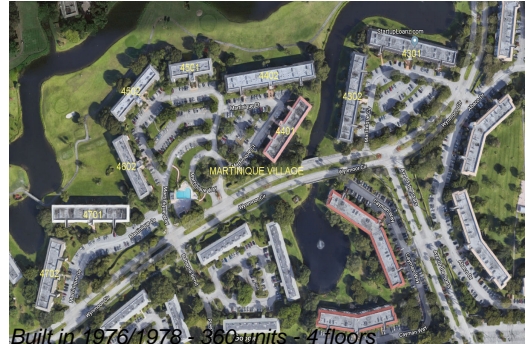


Martinique Village: \$156/sq. ft.
Coconut Creek: \$199/sq. ft.

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Broward: \$351/sq. ft.

Inventory for Sale

Martinique Village 5%



Built in 1976/1978 - 360 units - 4 floors

Coconut Creek	3%
Broward	4%

Avg. Time to Close Over Last 12 Months

Martinique Village	59 days
Coconut Creek	61 days
Broward	67 days