# Unit 4401 Martinique Ct # B3 - Martinique Village

4401 Martinique Ct # B3 - 4701 Martinique Dr, Coconut Creek, FL, Broward 33066

#### **Unit Information**

 MLS Number:
 F10433901

 Status:
 Active

 Size:
 1,162 Sq ft.

Bedrooms: 2
Full Bathrooms: 2
Half Bathrooms: 0

Parking Spaces: 1 Space, Assigned Parking

 View:
 Garden View

 List Price:
 \$220,000

 List PPSF:
 \$189

 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.



Number of units: 360
Number of active listings for rent: 0
Number of active listings for sale: 19
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

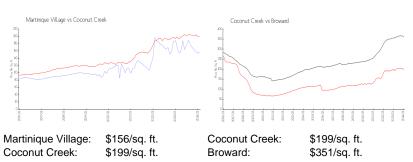
#### **Building Association Information**

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**



### **Inventory for Sale**

Martinique Village 5% Coconut Creek 3%





Broward 4%

## Avg. Time to Close Over Last 12 Months

Martinique Village 59 days Coconut Creek 61 days Broward 67 days