

# 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.*

## Building Information

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



Martinique Village:	\$156/sq. ft.	Coconut Creek:	\$199/sq. ft.
Coconut Creek:	\$199/sq. ft.	Broward:	\$351/sq. ft.

## Inventory for Sale

Martinique Village	5%
Coconut Creek	3%



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

Martinique Village	59 days
Coconut Creek	61 days
Broward	67 days