

Unit 4402 Martinique Ct # B2 - Martinique Village

4402 Martinique Ct # B2 - 4701 Martinique Dr, Coconut Creek, FL, Broward 33066

Unit Information

MLS Number:	F10438627
Status:	Active
Size:	1,362 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned Parking,Guest Parking
View:	Lake,Water View
List Price:	\$239,000
List PPSF:	\$175
Valuated Price:	\$163,000
Valuated PPSF:	\$141

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:	16
Building inventory for sale:	4%
Number of sales over the last 12 months:	18
Number of sales over the last 6 months:	8
Number of sales over the last 3 months:	0

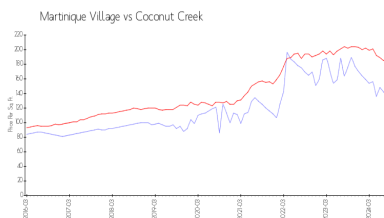
Building Association Information

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

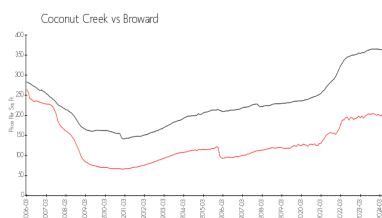
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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
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

Market Information



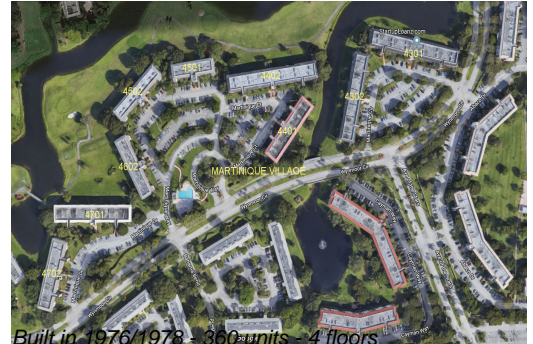
Martinique Village: \$142/sq. ft.
Coconut Creek: \$184/sq. ft.



Coconut Creek: \$184/sq. ft.
Broward: \$351/sq. ft.

Inventory for Sale

Martinique Village	4%
Coconut Creek	3%
Broward	4%



Avg. Time to Close Over Last 12 Months

Martinique Village	55 days
Coconut Creek	63 days
Broward	72 days