

# Unit 4402 Martinique Ct # G1 - Martinique Village

4402 Martinique Ct # G1 - 4701 Martinique Dr, Coconut Creek, FL, Broward 33066

## Unit Information

MLS Number:	F10450850
Status:	Active
Size:	1,162 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned Parking, Guest Parking
View:	Garden View, Golf View, Water View
List Price:	\$199,000
List PPSF:	\$171
Valuated Price:	\$169,000
Valuated PPSF:	\$146

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:	14
Building inventory for sale:	3%
Number of sales over the last 12 months:	22
Number of sales over the last 6 months:	11
Number of sales over the last 3 months:	4

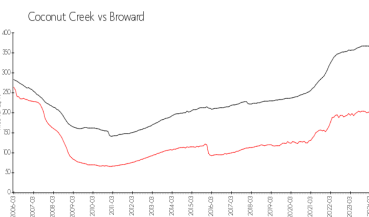
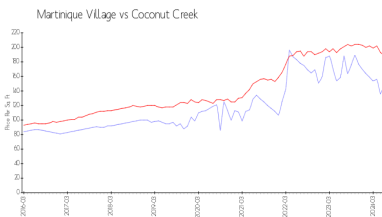
## Building Association Information

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

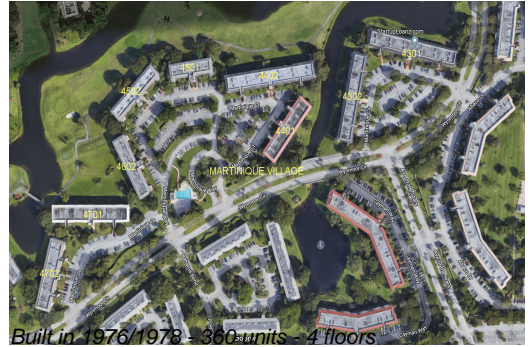


Martinique Village: \$148/sq. ft.  
 Coconut Creek: \$189/sq. ft.

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 Broward: \$349/sq. ft.

## Inventory for Sale

Martinique Village 4%



Coconut Creek	3%
Broward	4%

**Avg. Time to Close Over Last 12 Months**

Martinique Village	53 days
Coconut Creek	62 days
Broward	70 days