

Unit 4701 Martinique Dr # M4 - Martinique Village

4701 Martinique Dr # M4 - 4701 Martinique Dr, Coconut Creek, FL, Broward 33066

Unit Information

MLS Number: F10457062
 Status: Active
 Size: 1,400 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: \$234,000
 List PPSF: \$167
 Valuated Price: \$171,000
 Valuated PPSF: \$132

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: 14
 Number of sales over the last 6 months: 4
 Number of sales over the last 3 months: 1

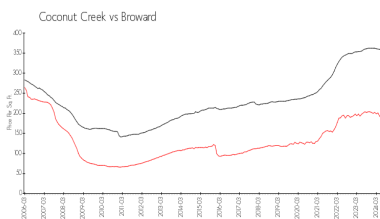
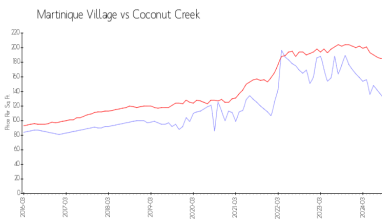
Building Association Information

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
H2	1,322 sq ft	Oct 2024	\$125,000	\$95
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

Market Information



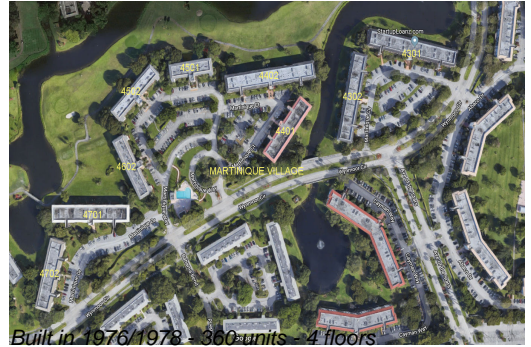
Martinique Village: \$130/sq. ft.
 Coconut Creek: \$185/sq. ft.

Coconut Creek: \$185/sq. ft.
 Broward: \$339/sq. ft.

Inventory for Sale

Martinique Village 5%
 Coconut Creek 4%
 Broward 4%

Avg. Time to Close Over Last 12 Months



Martinique Village
Coconut Creek
Broward

50 days
66 days
74 days