

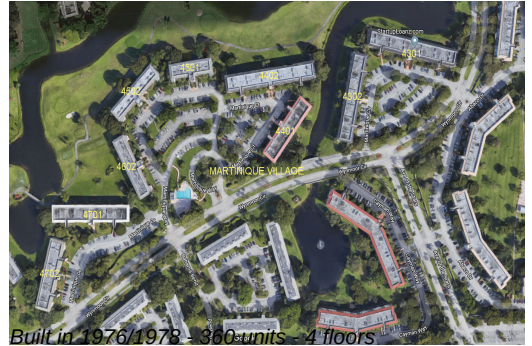
Unit 4502 Martinique Way # E1 - Martinique Village

4502 Martinique Way # E1 - 4701 Martinique Dr, Coconut Creek, FL, Broward 33066

Unit Information

MLS Number:	F10520737
Status:	Active
Size:	741 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	Assigned Parking
View:	
List Price:	\$129,000
List PPSF:	\$174
Valuated Price:	\$102,000
Valuated PPSF:	\$136

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:	18
Number of sales over the last 6 months:	12
Number of sales over the last 3 months:	7

Building Association Information

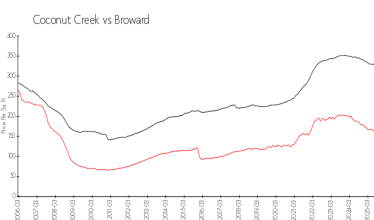
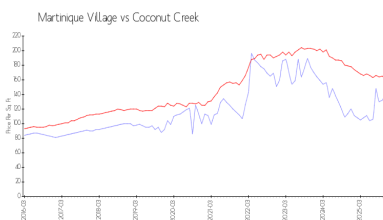
Martinique Village Association Inc
1310 Avenue Of The Stars
Coconut Creek, FL 33066
Phone: (954) 978-2600

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
C3	1,162 sq ft	Dec 2025	\$95,000	\$82
H1	837 sq ft	Nov 2025	\$80,000	\$96
E1	1,156 sq ft	Nov 2025	\$200,000	\$173
M4	1,291 sq ft	Oct 2025	\$152,000	\$118
F1	798 sq ft	Oct 2025	\$60,000	\$75
B2	1,162 sq ft	Oct 2025	\$152,500	\$131
M1	1,300 sq ft	Oct 2025	\$258,000	\$198

Market Information



Martinique Village: \$139/sq. ft.
Coconut Creek: \$162/sq. ft.

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Broward: \$311/sq. ft.

Inventory for Sale

Martinique Village 4%

Coconut Creek	3%
Broward	4%

Avg. Time to Close Over Last 12 Months

Martinique Village	135 days
Coconut Creek	86 days
Broward	88 days