

Unit 4301 Martinique Cir # M2 - Martinique Village

4301 Martinique Cir # M2 - 4701 Martinique Dr, Coconut Creek, FL, Broward 33066

Unit Information

MLS Number: F10530321
 Status: Pending
 Size: 1,291 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: 1 Space,Guest Parking
 View:
 List Price: \$268,000
 List PPSF: \$208
 Valuated Price: \$178,000
 Valuated PPSF: \$138

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: 13
 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

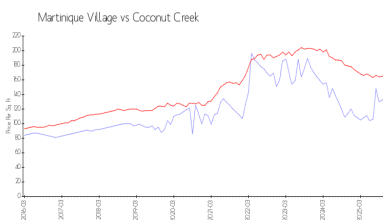
Martinique Village Association Inc
 1310 Avenue Of The Stars
 Coconut Creek, FL 33066
 Phone: (954) 978-2600

<https://>

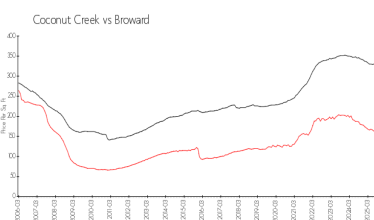
Recent Sales

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



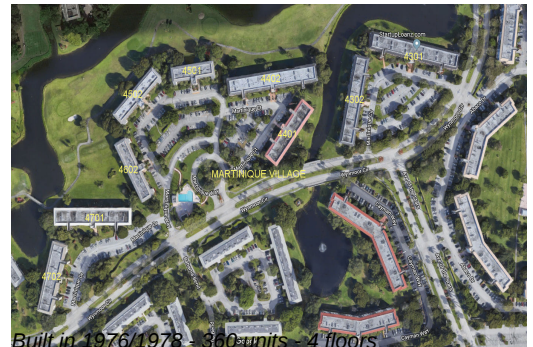
Martinique Village: \$139/sq. ft.
 Coconut Creek: \$162/sq. ft.



Coconut Creek: \$162/sq. ft.
 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	87 days
Broward	88 days