

Unit 4302 Martinique Cir # L3 - Martinique Village

4302 Martinique Cir # L3 - 4701 Martinique Dr, Coconut Creek, FL, Broward 33066

Unit Information

MLS Number: RX-10875933
 Status: Active
 Size: 1,156 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: Assigned, Golf Cart, Guest, Vehicle
 Restrictions: Canal, Golf
 View: Canal, Golf
 List Price: \$207,500
 List PPSF: \$179
 Valuated Price: \$181,000
 Valuated PPSF: \$157

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: 17
 Building inventory for sale: 4%
 Number of sales over the last 12 months: 23
 Number of sales over the last 6 months: 10
 Number of sales over the last 3 months: 7

Building Association Information

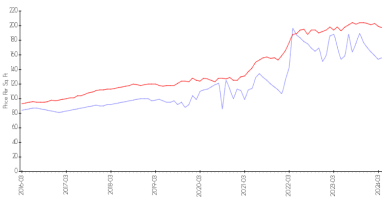
Martinique Village Association Inc
 1310 Avenue Of The Stars
 Coconut Creek, FL 33066
 Phone: (954) 978-2600

Recent Sales

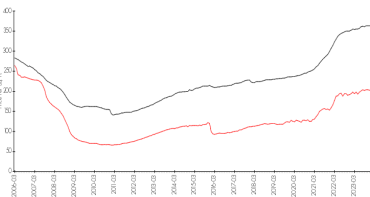
Unit #	Size	Closing Date	Sale Price	PPSF
L4	1,178 sq ft	Apr 2024	\$190,000	\$161
L2	1,162 sq ft	Apr 2024	\$186,000	\$160
L3	1,156 sq ft	Apr 2024	\$167,000	\$144
F-1	1,100 sq ft	Mar 2024	\$169,000	\$154
A3	1,119 sq ft	Mar 2024	\$230,000	\$206

Market Information

Martinique Village vs Coconut Creek



Coconut Creek vs Broward



Martinique Village: \$156/sq. ft. Coconut Creek: \$197/sq. ft.
 Coconut Creek: \$197/sq. ft. Broward: \$348/sq. ft.

Inventory for Sale

Martinique Village 5%
 Coconut Creek 2%



Broward

3%

Avg. Time to Close Over Last 12 Months

Martinique Village

57 days

Coconut Creek

63 days

Broward

67 days