

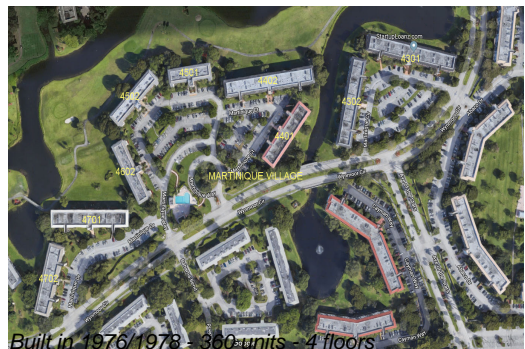
Unit 4302 Martinique Cir # M3 - Martinique Village

4302 Martinique Cir # M3 - 4701 Martinique Dr, Coconut Creek, FL, Broward 33066

Unit Information

MLS Number: RX-10920182
 Status: Active
 Size: 1,291 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: Assigned, Golf Cart, Guest, Vehicle
 Restrictions
 View: Canal
 List Price: \$209,000
 List PPSF: \$162
 Valuated Price: \$202,000
 Valuated PPSF: \$156

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

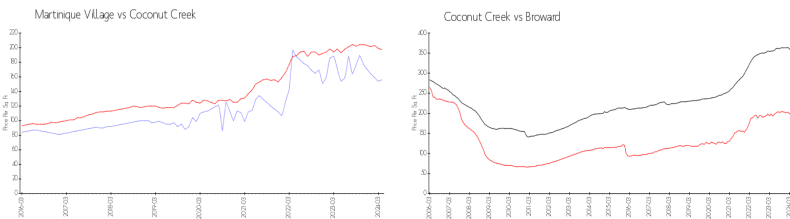
Building Association Information

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: \$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