

# Unit 4701 Martinique Dr # K1 - Martinique Village

4701 Martinique Dr # K1 - 4701 Martinique Dr, Coconut Creek, FL, Broward 33066

## Unit Information

MLS Number:	RX-10952911
Status:	Active
Size:	1,280 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned,Golf Cart,Guest
View:	Garden,Golf,Lake
List Price:	\$169,990
List PPSF:	\$133
Valuated Price:	\$155,000
Valuated PPSF:	\$134

*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:	16
Building inventory for sale:	4%
Number of sales over the last 12 months:	24
Number of sales over the last 6 months:	12
Number of sales over the last 3 months:	8

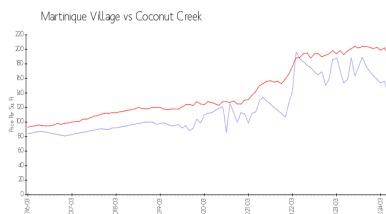
## Building Association Information

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

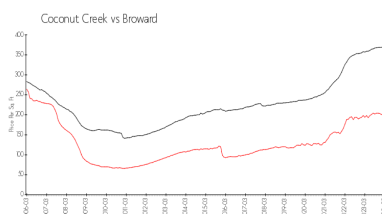
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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
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

## Market Information



Martinique Village: \$136/sq. ft.  
Coconut Creek: \$192/sq. ft.



Coconut Creek: \$192/sq. ft.  
Broward: \$351/sq. ft.

## Inventory for Sale

Martinique Village 4%



Coconut Creek	3%
Broward	4%

**Avg. Time to Close Over Last 12 Months**

Martinique Village	58 days
Coconut Creek	61 days
Broward	69 days