

# Unit 4401 Martinique Ct # A1 - Martinique Village

4401 Martinique Ct # A1 - 4701 Martinique Dr, Coconut Creek, FL, Broward 33066

## Unit Information

|                 |              |
|-----------------|--------------|
| MLS Number:     | RX-10966108  |
| Status:         | Active       |
| Size:           | 1,291 Sq ft. |
| Bedrooms:       | 2            |
| Full Bathrooms: | 2            |
| Half Bathrooms: | 0            |
| Parking Spaces: |              |
| View:           |              |
| List Price:     | \$180,000    |
| List PPSF:      | \$139        |
| Valuated Price: | \$198,000    |
| Valuated PPSF:  | \$153        |

*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   |

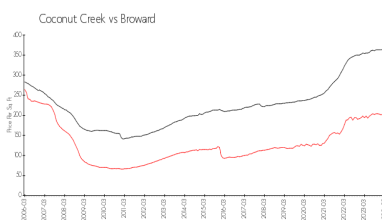
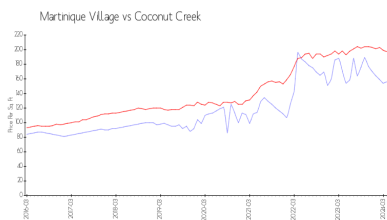
## Building Association Information

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

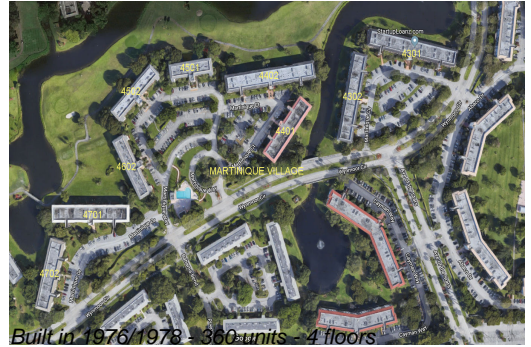


Martinique Village: \$156/sq. ft.  
 Coconut Creek: \$197/sq. ft.

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 |