

# Unit 4602 Martinique Way # B3 - Martinique Village

4602 Martinique Way # B3 - 4701 Martinique Dr, Coconut Creek, FL, Broward 33066

## Unit Information

MLS Number:	RX-10985864
Status:	Active
Size:	962 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned, Vehicle Restrictions
View:	Garden, Golf
List Price:	\$145,000
List PPSF:	\$151
Valuated Price:	\$132,000
Valuated PPSF:	\$137

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:	11
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

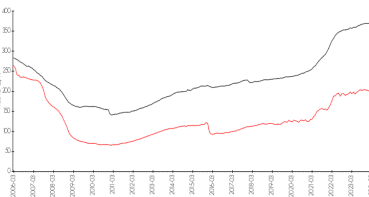
Unit #	Size	Closing Date	Sale Price	PPSF
M3	1,291 sq ft	Jun 2024	\$180,000	\$139
D2	819 sq ft	May 2024	\$169,000	\$206
A2	1,300 sq ft	May 2024	\$147,000	\$113
L4	1,178 sq ft	Apr 2024	\$190,000	\$161
L2	1,162 sq ft	Apr 2024	\$186,000	\$160
L3	1,156 sq ft	Apr 2024	\$167,000	\$144

## Market Information

Martiniue Village vs Coconut Creek



Coconut Creek vs Broward



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