

# Unit 4501 Martinique Way # F2 - Martinique Village

4501 Martinique Way # F2 - 4701 Martinique Dr, Coconut Creek, FL, Broward 33066

## Unit Information

|                 |                                     |
|-----------------|-------------------------------------|
| MLS Number:     | RX-11021518                         |
| Status:         | Active                              |
| Size:           | 962 Sq ft.                          |
| Bedrooms:       | 2                                   |
| Full Bathrooms: | 2                                   |
| Half Bathrooms: | 0                                   |
| Parking Spaces: | Assigned,Guest,Vehicle Restrictions |
| View:           | Garden                              |
| Rental Price:   | \$1,795                             |
| List PPSF:      | \$2                                 |
| Valuated Price: | \$100,000                           |
| Valuated PPSF:  | \$104                               |

*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.*

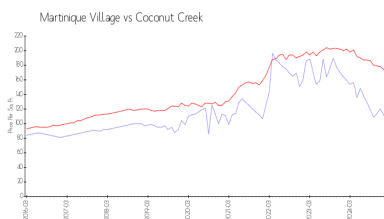
## Building Information

|  |     |
|--|-----|
| Number of units:                         | 360 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 22  |
| Building inventory for sale:             | 6%  |
| Number of sales over the last 12 months: | 10  |
| Number of sales over the last 6 months:  | 5   |
| Number of sales over the last 3 months:  | 2   |

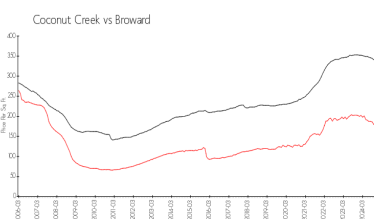
## Building Association Information

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

## Market Information



Martinique Village: \$105/sq. ft.  
Coconut Creek: \$171/sq. ft.



Coconut Creek: \$171/sq. ft.  
Broward: \$324/sq. ft.

## Inventory for Sale

|                    |    |
|--------------------|----|
| Martinique Village | 6% |
| Coconut Creek      | 4% |
| Broward            | 5% |

## Avg. Time to Close Over Last 12 Months

|                    |          |
|--------------------|----------|
| Martinique Village | 104 days |
| Coconut Creek      | 80 days  |
| Broward            | 83 days  |

