

Unit 4301 Martinique Cir # C4 - Martinique Village

4301 Martinique Cir # C4 - 4701 Martinique Dr, Coconut Creek, FL, Broward 33066

Unit Information

MLS Number:	RX-11030659
Status:	Active
Size:	1,156 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned
View:	Lake
List Price:	\$140,000
List PPSF:	\$121
Valuated Price:	\$143,000
Valuated PPSF:	\$124

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:	21
Building inventory for sale:	5%
Number of sales over the last 12 months:	14
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	3

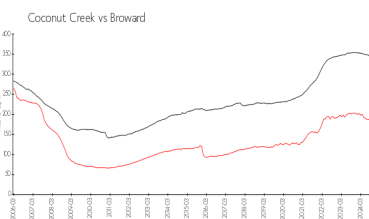
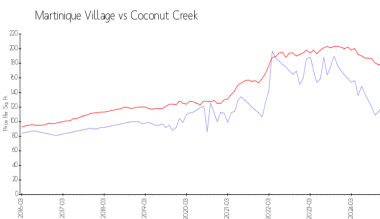
Building Association Information

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
F3	1,200 sq ft	Dec 2024	\$125,000	\$104
G3	1,156 sq ft	Dec 2024	\$139,000	\$120
H2	1,322 sq ft	Oct 2024	\$125,000	\$95
B3	977 sq ft	Jun 2024	\$153,000	\$157
M3	1,291 sq ft	Jun 2024	\$180,000	\$139

Market Information



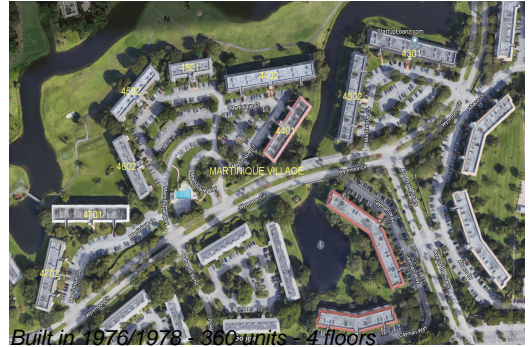
Martinique Village: \$122/sq. ft.
 Coconut Creek: \$177/sq. ft.

Coconut Creek: \$177/sq. ft.
 Broward: \$334/sq. ft.

Inventory for Sale

Martinique Village	6%
Coconut Creek	4%
Broward	5%

Avg. Time to Close Over Last 12 Months



Martinique Village
Coconut Creek
Broward

79 days
72 days
78 days