

Unit 4000 N OCEAN DR # 1004 - Martinique II

4000 N OCEAN DR # 1004 - 4000 N Ocean Dr, Singer Island, FL, Palm Beach 33404

Unit Information

MLS Number: F10439489
Status: Active
Size: 2,011 Sq ft.
Bedrooms: 2
Full Bathrooms: 3
Half Bathrooms: 1
Parking Spaces: 2 Or More Spaces,Assigned Parking,Covered Parking
View: Intracoastal View,Ocean View,Direct Ocean
List Price: \$1,129,550
List PPSF: \$562
Valuated Price: \$1,043,000
Valuated PPSF: \$519

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: 220
Number of active listings for rent: 14
Number of active listings for sale: 11
Building inventory for sale: 5%
Number of sales over the last 12 months: 12
Number of sales over the last 6 months: 3
Number of sales over the last 3 months: 0

Building Association Information

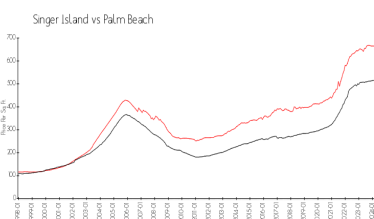
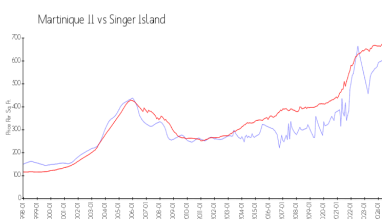
Martinique 2 Owners Association Inc
4100 N Ocean Drive Apartment 102
Riviera Beach, FL 33404-2851
(561) 848-8208

http://www.martiniqueii.com/outside_home.asp

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
803	2,535 sq ft	Jun 2024	\$1,600,000	\$631
1202	2,478 sq ft	May 2024	\$1,500,000	\$605
1201	2,480 sq ft	Jan 2024	\$1,090,000	\$440
601	2,434 sq ft	Dec 2023	\$980,000	\$403
1601	2,535 sq ft	Dec 2023	\$2,025,000	\$799
4	3,350 sq ft	Dec 2023	\$725,000	\$216

Market Information



Martinique II: \$548/sq. ft.
Singer Island: \$659/sq. ft.

Singer Island: \$659/sq. ft.
Palm Beach: \$471/sq. ft.

Inventory for Sale

Martinique II 5%
Singer Island 4%



Palm Beach	3%
------------	----

Avg. Time to Close Over Last 12 Months

Martinique II	31 days
Singer Island	83 days
Palm Beach	58 days