

# Unit 4000 N OCEAN DR # 2504 - Martinique II

4000 N OCEAN DR # 2504 - 4000 N Ocean Dr, Singer Island, FL, Palm Beach 33404

## Unit Information

MLS Number: RX-10916290  
 Status: Active  
 Size: 2,535 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: Assigned  
 View:  
 List Price: \$1,840,000  
 List PPSF: \$726  
 Valuated Price: \$1,433,000  
 Valuated PPSF: \$713

*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: 12  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 18  
 Number of sales over the last 6 months: 7  
 Number of sales over the last 3 months: 2

## Building Association Information

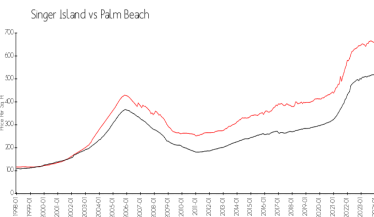
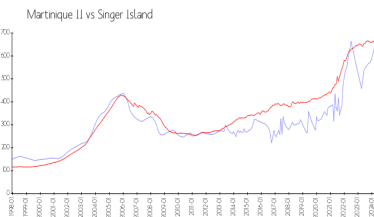
Martinique 2 Owners Association Inc  
 4100 N Ocean Drive Apartment 102  
 Riviera Beach, FL 33404-2851  
 (561) 848-8208

[http://www.martiniqueii.com/outside\\_home.asp](http://www.martiniqueii.com/outside_home.asp)

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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: \$649/sq. ft.  
 Singer Island: \$662/sq. ft.

Singer Island: \$662/sq. ft.  
 Palm Beach: \$475/sq. ft.

## Inventory for Sale

Martinique II: 5%  
 Singer Island: 4%



Palm Beach

3%

**Avg. Time to Close Over Last 12 Months**

Martinique II  
Singer Island  
Palm Beach

44 days  
82 days  
56 days