

# Unit 4100 N OCEAN DR # 304 - Martinique II

4100 N OCEAN DR # 304 - 4000 N Ocean Dr, Singer Island, FL, Palm Beach 33404

## Unit Information

MLS Number: RX-10924784  
 Status: Active  
 Size: 2,011 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 3  
 Half Bathrooms: 1  
 Parking Spaces: Assigned, Garage - Attached  
 View: Intracoastal, Pool  
 List Price: \$1,159,000  
 List PPSF: \$576  
 Valuated Price: \$986,000  
 Valuated PPSF: \$490

*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: 14  
 Building inventory for sale: 6%  
 Number of sales over the last 12 months: 16  
 Number of sales over the last 6 months: 5  
 Number of sales over the last 3 months: 3

## Building Association Information

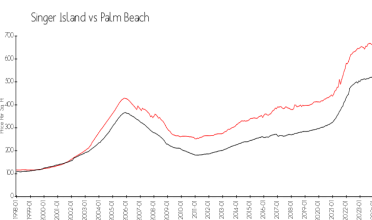
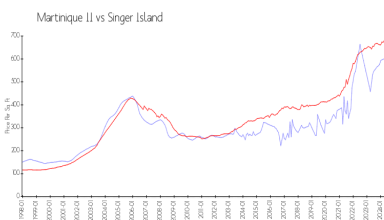
Martinique 2 Owners Association Inc  
 4100 N Ocean Drive Apartment 102  
 Riviera Beach, FL 33404-2851  
 (561) 848-8208

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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:	\$603/sq. ft.	Singer Island:	\$665/sq. ft.
Singer Island:	\$665/sq. ft.	Palm Beach:	\$474/sq. ft.

## Inventory for Sale

Martinique II 6%



Singer Island	4%
Palm Beach	3%

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

Martinique II	41 days
Singer Island	83 days
Palm Beach	57 days