

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:	\$1,025,000
List PPSF:	\$510
Valuated Price:	\$895,000
Valuated PPSF:	\$445

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

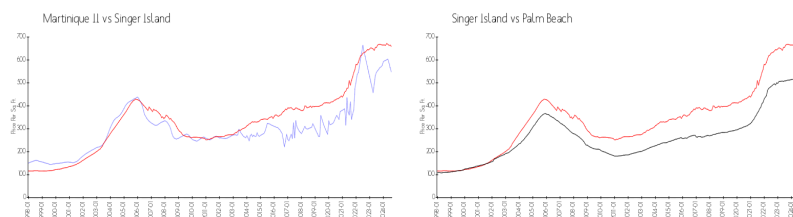
Martinique 2 Owners Association Inc
4100 N Ocean Drive Apartment 102
Riviera Beach, FL 33404-2851
(561) 848-8208

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.

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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