

# Unit 4100 N OCEAN DR # 1503 - Martinique II

4100 N OCEAN DR # 1503 - 4000 N Ocean Dr, Singer Island, FL, Palm Beach 33404

## Unit Information

MLS Number:	RX-10949472
Status:	Active
Size:	3,075 Sq ft.
Bedrooms:	3
Full Bathrooms:	4
Half Bathrooms:	1
Parking Spaces:	2+ Spaces,Assigned,Garage - Attached
View:	
List Price:	\$1,399,999
List PPSF:	\$455
Valuated Price:	\$1,309,000
Valuated PPSF:	\$528

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

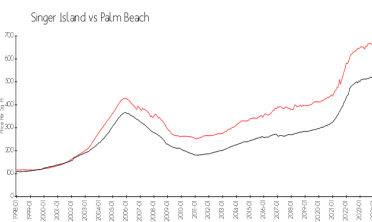
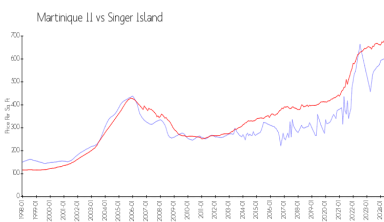
Martinique 2 Owners Association Inc  
 4100 N Ocean Drive Apartment 102  
 Riviera Beach, FL 33404-2851  
 (561) 848-8208

[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