

Unit 4100 N OCEAN DR # 1704 - Martinique II

4100 N OCEAN DR # 1704 - 4000 N Ocean Dr, Singer Island, FL, Palm Beach 33404

Unit Information

MLS Number: RX-10966184
 Status: Active
 Size: 2,478 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 3
 Half Bathrooms: 1
 Parking Spaces: Assigned, Garage - Building, Guest
 View: Intracoastal, Ocean
 List Price: \$1,350,000
 List PPSF: \$545
 Valuated Price: \$1,218,000
 Valuated PPSF: \$606

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: 17
 Number of sales over the last 6 months: 6
 Number of sales over the last 3 months: 1

Building Association Information

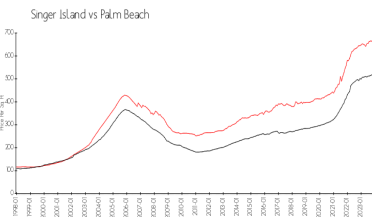
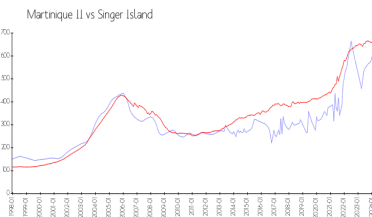
Martinique 2 Owners Association Inc
 4100 N Ocean Drive Apartment 102
 Riviera Beach, FL 33404-2851
 (561) 848-8208

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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
80 days
56 days