

# Unit 4100 N OCEAN DR # 1201 - Martinique II

4100 N OCEAN DR # 1201 - 4000 N Ocean Dr, Singer Island, FL, Palm Beach 33404

## Unit Information

MLS Number: RX-10972925  
 Status: Active  
 Size: 2,011 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 3  
 Half Bathrooms: 1  
 Parking Spaces: Assigned, Garage - Attached, Garage - Building, Guest  
 View: Intracoastal, Ocean  
 List Price: \$1,250,000  
 List PPSF: \$622  
 Valuated Price: \$1,259,000  
 Valuated PPSF: \$626

*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

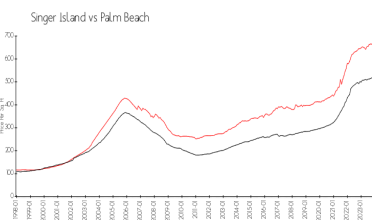
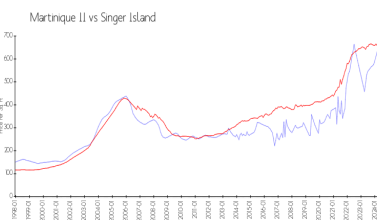
Martinique 2 Owners Association Inc  
 4100 N Ocean Drive Apartment 102  
 Riviera Beach, FL 33404-2851  
 (561) 848-8208

[http://www.martiniqueii.com/outside\\_home.asp](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	44 days
Singer Island	80 days
Palm Beach	56 days