

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-10983051
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:	\$1,150,000
List PPSF:	\$572
Valuated Price:	\$1,172,000
Valuated PPSF:	\$583

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:	13
Building inventory for sale:	5%
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

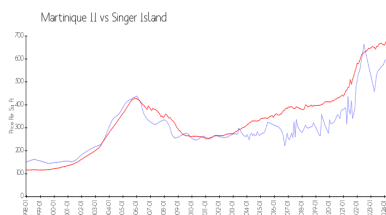
Martinique 2 Owners Association Inc
4100 N Ocean Drive Apartment 102
Riviera Beach, FL 33404-2851
(561) 848-8208

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

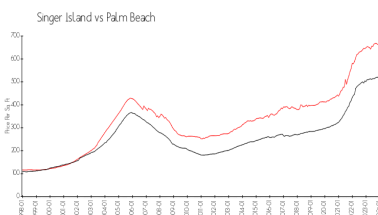
Recent Sales

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	82 days
Palm Beach	57 days