

# Unit 4100 N OCEAN DR # 402 - Martinique II

4100 N OCEAN DR # 402 - 4000 N Ocean Dr, Singer Island, FL, Palm Beach 33404

## Unit Information

MLS Number:	RX-10991829
Status:	Active
Size:	2,478 Sq ft.
Bedrooms:	3
Full Bathrooms:	4
Half Bathrooms:	1
Parking Spaces:	2+ Spaces,Garage - Building
View:	Ocean,Pool
List Price:	\$1,250,000
List PPSF:	\$504
Valuated Price:	\$1,387,000
Valuated PPSF:	\$560

*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

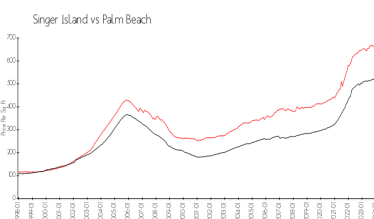
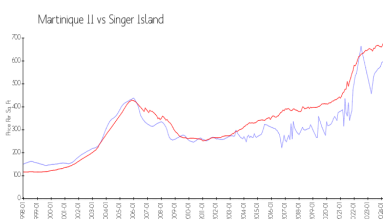
Martinique 2 Owners Association Inc  
4100 N Ocean Drive Apartment 102  
Riviera Beach, FL 33404-2851  
(561) 848-8208

[http://www.martiniqueii.com/outside\\_home.asp](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.

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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