

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: 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

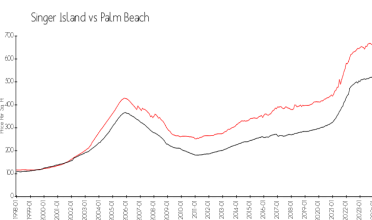
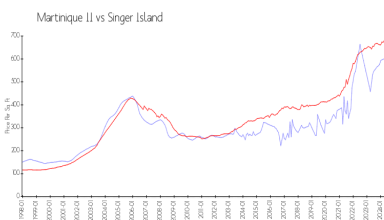
Martinique 2 Owners Association Inc
 4100 N Ocean Drive Apartment 102
 Riviera Beach, FL 33404-2851
 (561) 848-8208

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

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