

Unit 4100 N OCEAN DR # 702 - Martinique II

4100 N OCEAN DR # 702 - 4000 N Ocean Dr, Singer Island, FL, Palm Beach 33404

Unit Information

MLS Number: RX-11024884
 Status: Pending
 Size: 2,478 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 4
 Half Bathrooms: 1
 Parking Spaces: Assigned, Garage - Building
 View: City, Intracoastal, Ocean, Pool
 List Price: \$1,195,000
 List PPSF: \$482
 Valuated Price: \$1,235,000
 Valuated PPSF: \$498

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: 16
 Building inventory for sale: 7%
 Number of sales over the last 12 months: 5
 Number of sales over the last 6 months: 2
 Number of sales over the last 3 months: 1

Building Association Information

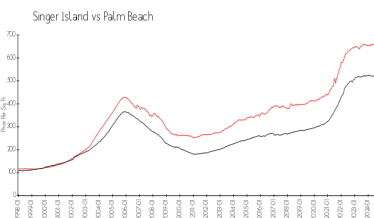
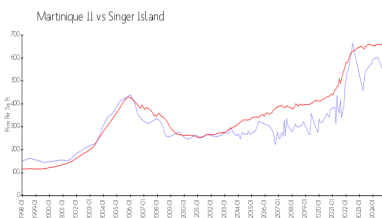
Martinique 2 Owners Association Inc
 4100 N Ocean Drive Apartment 102
 Riviera Beach, FL 33404-2851
 (561) 848-8208

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1201	2,535 sq ft	Dec 2024	\$925,000	\$365
803	2,535 sq ft	Jun 2024	\$1,600,000	\$631
1202	2,478 sq ft	May 2024	\$1,500,000	\$605

Market Information



Martinique II:	\$522/sq. ft.	Singer Island:	\$639/sq. ft.
Singer Island:	\$639/sq. ft.	Palm Beach:	\$465/sq. ft.

Inventory for Sale

Martinique II: 7%
 Singer Island: 6%
 Palm Beach: 4%

Avg. Time to Close Over Last 12 Months

Martinique II: 68 days



Singer Island
Palm Beach

92 days
62 days