

Unit 4050 N OCEAN DR # 1-301 - Martinique II

4050 N OCEAN DR # 1-301 - 4000 N Ocean Dr, Singer Island, FL, Palm Beach 33404

Unit Information

MLS Number:	RX-11146931
Status:	Active
Size:	2,224 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	Assigned,Garage - Building,Guest
View:	
List Price:	\$1,499,000
List PPSF:	\$674
Valuated Price:	\$1,136,000
Valuated PPSF:	\$511

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:	7
Building inventory for sale:	3%
Number of sales over the last 12 months:	9
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	2

Building Association Information

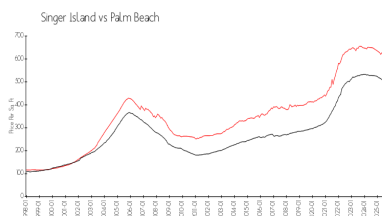
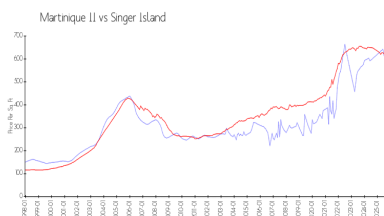
Martinique 2 Owners Association Inc
4100 N Ocean Drive Apartment 102
Riviera Beach, FL 33404-2851
(561) 848-8208

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2401	2,011 sq ft	Dec 2025	\$1,015,000	\$505
704	2,011 sq ft	Oct 2025	\$1,425,000	\$709
104	2,011 sq ft	Aug 2025	\$450,000	\$224
1101	2,011 sq ft	Jun 2025	\$980,000	\$487
301	2,011 sq ft	Jun 2025	\$1,650,000	\$820

Market Information



Martinique II:	\$517/sq. ft.	Singer Island:	\$614/sq. ft.
Singer Island:	\$614/sq. ft.	Palm Beach:	\$452/sq. ft.

Inventory for Sale

Martinique II	3%
Singer Island	4%
Palm Beach	3%

Avg. Time to Close Over Last 12 Months



Martinique II
Singer Island
Palm Beach

107 days
111 days
77 days