

Unit 4301 Martinique Cir # M1 - Martinique Village

4301 Martinique Cir # M1 - 4701 Martinique Dr, Coconut Creek, FL, Broward 33066

Unit Information

MLS Number:	F10419608
Status:	Active
Size:	1,291 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space, Guest Parking
View:	Lake
List Price:	\$329,000
List PPSF:	\$255
Valuated Price:	\$198,000
Valuated PPSF:	\$153

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:	360
Number of active listings for rent:	0
Number of active listings for sale:	19
Building inventory for sale:	5%
Number of sales over the last 12 months:	24
Number of sales over the last 6 months:	10
Number of sales over the last 3 months:	7

Building Association Information

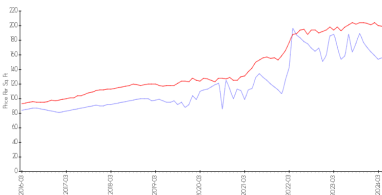
Martinique Village Association Inc
 1310 Avenue Of The Stars
 Coconut Creek, FL 33066
 Phone: (954) 978-2600

Recent Sales

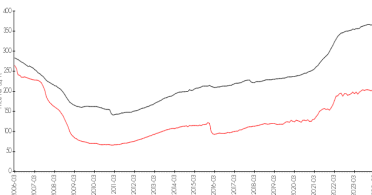
Unit #	Size	Closing Date	Sale Price	PPSF
A2	1,300 sq ft	May 2024	\$147,000	\$113
L4	1,178 sq ft	Apr 2024	\$190,000	\$161
L2	1,162 sq ft	Apr 2024	\$186,000	\$160
L3	1,156 sq ft	Apr 2024	\$167,000	\$144
F-1	1,100 sq ft	Mar 2024	\$169,000	\$154
A3	1,119 sq ft	Mar 2024	\$230,000	\$206

Market Information

Martinique Village vs Coconut Creek



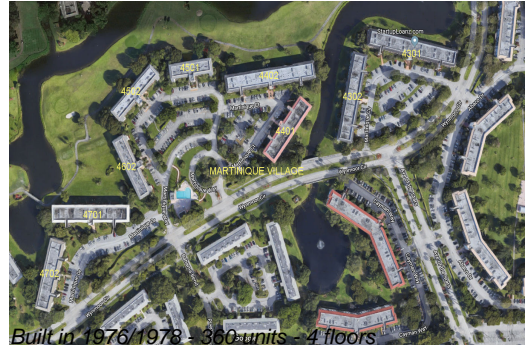
Coconut Creek vs Broward



Martinique Village:	\$156/sq. ft.	Coconut Creek:	\$199/sq. ft.
Coconut Creek:	\$199/sq. ft.	Broward:	\$351/sq. ft.

Inventory for Sale

Martinique Village	5%
Coconut Creek	3%



Broward

4%

Avg. Time to Close Over Last 12 Months

Martinique Village

59 days

Coconut Creek

61 days

Broward

67 days