

Unit 4702 Martinique Dr # G3 - Martinique Village

4702 Martinique Dr # G3 - 4701 Martinique Dr, Coconut Creek, FL, Broward 33066

Unit Information

MLS Number: F10432115
 Status: Active
 Size: 1,156 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: Assigned Parking, Golf Cart Parking, Guest Parking
 View: Golf View, Lake, Water View
 List Price: \$194,900
 List PPSF: \$169
 Valuated Price: \$181,000
 Valuated PPSF: \$157

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

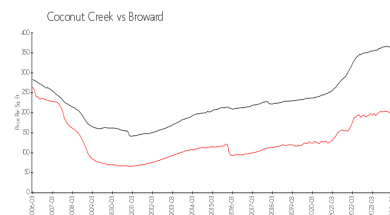
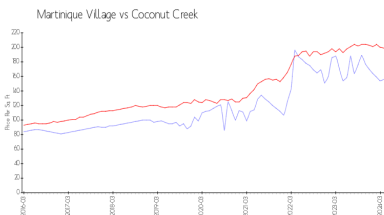
Building Association Information

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

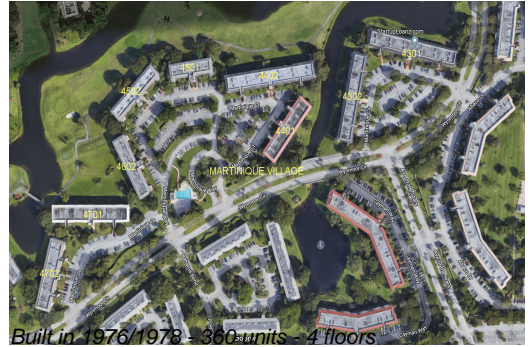


Martinique Village: \$156/sq. ft.
 Coconut Creek: \$199/sq. ft.

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