

# Unit 4701 Martinique Dr # B2 - Martinique Village

4701 Martinique Dr # B2 - 4701 Martinique Dr, Coconut Creek, FL, Broward 33066

## Unit Information

MLS Number:	F10433907
Status:	Active
Size:	1,178 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	
Rental Price:	\$2,300
List PPSF:	\$2
Valuated Price:	\$179,000
Valuated PPSF:	\$155

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

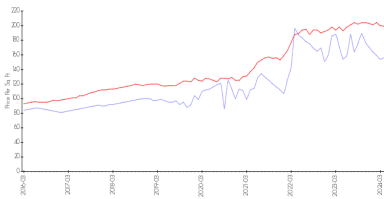
Number of units:	360
Number of active listings for rent:	0
Number of active listings for sale:	19
Building inventory for sale:	5%
Number of sales over the last 12 months:	24
Number of sales over the last 6 months:	10
Number of sales over the last 3 months:	7

## Building Association Information

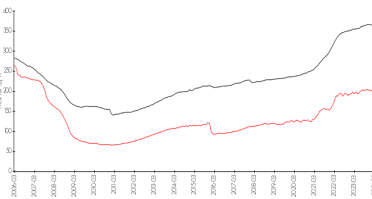
Martinique Village Association Inc  
 1310 Avenue Of The Stars  
 Coconut Creek, FL 33066  
 Phone: (954) 978-2600

## 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	62 days
Broward	67 days

