

Unit 321 - Marina Bay

321 - 1036 US Highway 1, North Palm Beach, FL, Palm Beach 33408

Unit Information

| | |
|-----------------|---------------------------|
| MLS Number: | RX-10934749 |
| Status: | Active |
| Size: | 1,369 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | 0 |
| Parking Spaces: | Assigned,Covered |
| View: | Intracoastal,Marina,River |
| List Price: | \$424,900 |
| List PPSF: | \$310 |
| Valuated Price: | \$334,000 |
| Valuated PPSF: | \$244 |

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

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|--|-----|
| Number of units: | 108 |
| Number of active listings for rent: | 0 |
| Number of active listings for sale: | 6 |
| Building inventory for sale: | 5% |
| Number of sales over the last 12 months: | 7 |
| Number of sales over the last 6 months: | 3 |
| Number of sales over the last 3 months: | 1 |

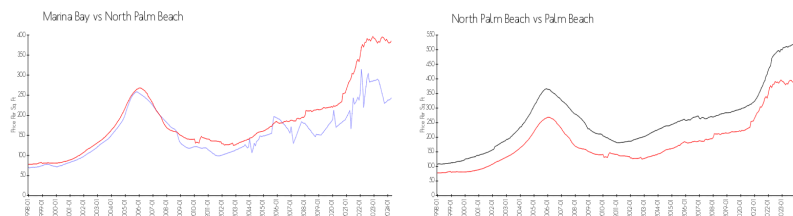
Building Association Information

Marina Bay Condo Association,
1030 Us Highway 1
North Palm Beach, FL 33408
Phone: (561) 626-2800

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 105 | 1,369 sq ft | Feb 2024 | \$235,000 | \$172 |
| 210 | 1,834 sq ft | Jan 2024 | \$562,000 | \$306 |
| 309 | 1,519 sq ft | Dec 2023 | \$290,000 | \$191 |
| 204 | 1,510 sq ft | Nov 2023 | \$286,000 | \$189 |
| 202 | 1,534 sq ft | Oct 2023 | \$325,000 | \$212 |
| 119 | 1,369 sq ft | Oct 2023 | \$300,000 | \$219 |

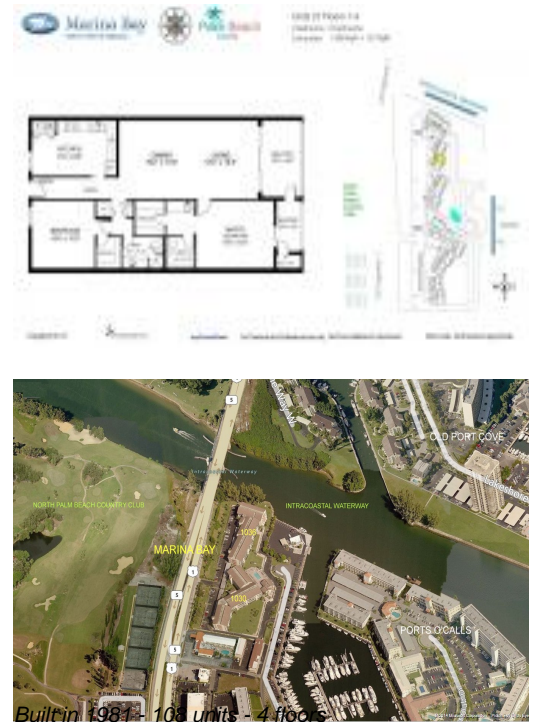
Market Information



| | | | |
|-------------------|---------------|-------------------|---------------|
| Marina Bay: | \$243/sq. ft. | North Palm Beach: | \$385/sq. ft. |
| North Palm Beach: | \$385/sq. ft. | Palm Beach: | \$475/sq. ft. |

Inventory for Sale

| | |
|------------------|----|
| Marina Bay | 6% |
| North Palm Beach | 5% |
| Palm Beach | 3% |



Avg. Time to Close Over Last 12 Months

| | |
|------------------|---------|
| Marina Bay | 79 days |
| North Palm Beach | 67 days |
| Palm Beach | 56 days |