

# Unit 306 - Marina Bay

306 - 1036 US Highway 1, North Palm Beach, FL, Palm Beach 33408

## Unit Information

MLS Number: RX-10937394  
 Status: Active  
 Size: 1,369 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Assigned, Carport - Detached, Guest, Vehicle Restrictions  
 View: Intracoastal, Marina  
 List Price: \$440,000  
 List PPSF: \$321  
 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

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

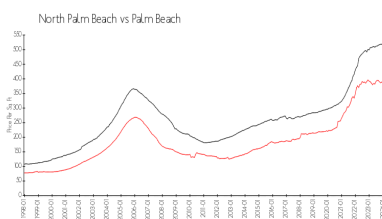
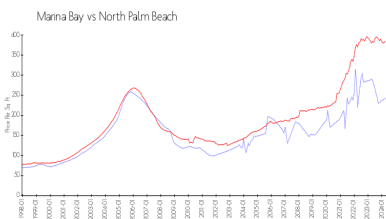
## Building Association Information

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