

# Unit 308 - Marina Bay

308 - 1036 US Highway 1, North Palm Beach, FL, Palm Beach 33408

## Unit Information

MLS Number: RX-11005101  
 Status: Active  
 Size: 1,369 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Assigned,Covered,Guest  
 View: Marina  
 List Price: \$350,000  
 List PPSF: \$256  
 Valuated Price: \$321,000  
 Valuated PPSF: \$234

*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: 2  
 Building inventory for sale: 1%  
 Number of sales over the last 12 months: 6  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 2

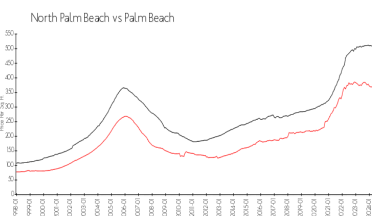
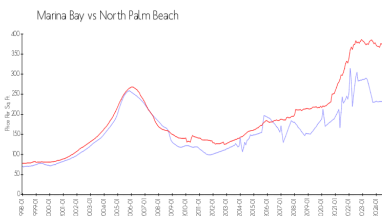
## Building Association Information

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
304	1,539 sq ft	Oct 2024	\$247,650	\$161
112	1,568 sq ft	Sep 2024	\$375,000	\$239
108	1,570 sq ft	Aug 2024	\$240,000	\$153
105	1,369 sq ft	Feb 2024	\$235,000	\$172
210	1,834 sq ft	Jan 2024	\$562,000	\$306

## Market Information



Marina Bay: \$234/sq. ft.      North Palm Beach: \$376/sq. ft.  
 North Palm Beach: \$376/sq. ft.      Palm Beach: \$466/sq. ft.

## Inventory for Sale

Marina Bay: 2%  
 North Palm Beach: 5%  
 Palm Beach: 4%

## Avg. Time to Close Over Last 12 Months

Marina Bay: 54 days  
 North Palm Beach: 68 days



Palm Beach

60 days