

GRAND BAY

Comprehensive Analysis, December 2024

ACTIVE
PENDING
SOLD



For Sale Properties

Address	Unit	Furnishings	Floor Plan	Sq Ft Heated	Parking	List Price	LP/ SqFt
building two							
1	3040 Grand Bay Blvd	283	Unfurnished	Cayman	2,550	1	\$2,195,000 \$861
Building four							
2	3010 Grand Bay Blvd	472	Optional	Biscayne	2,143	1	\$1,950,000 \$910
Building five							
3	3080 Grand Bay Blvd	515	Unfurnished	Bimini	1,276	2	\$789,000 \$618
4	3080 Grand Bay Blvd	532	Unfurnished	Bimini	1,276	1	\$859,900 \$674
Building six							
5	3070 Grand Bay Blvd	612	Furnished	Bimini	1,371	2	\$849,000 \$619
6	3070 Grand Bay Blvd	632	Unfurnished	Bimini	1,276	1	\$869,995 \$682

Sale Pending

Address	Unit	Furnishings	Floor Plan	Sq Ft Heated	Parking	List Price	LP/ SqFt
building one							
7	3060 Grand Bay Blvd	111	Unfurnished	Antigua	2,925	2	\$1,699,000 \$581
8	3060 Grand Bay Blvd	112	Unfurnished	Biscayne	2,250	1	\$1,695,000 \$753
Building three							
9	3030 Grand Bay Blvd	343	Furnished	Cayman	2,550	1	\$2,295,000 \$900
10	3030 Grand Bay Blvd	386	Unfurnished	Antigua	2,925	2	\$2,495,000 \$853

Sold Properties (within the last 12 months)

Address	Unit	Furnishings	Floor Plan	Sq Ft Heated	Parking	List Price	Sold Price	SP/ SqFt	Sold Date
Buildng one									
11	3060 Grand Bay Blvd	122	Furnished	Biscayne	2,250	1	\$1,100,000	\$1,100,000	\$489 3/29/2024
12	3060 Grand Bay Blvd	132	Furnished	Biscayne	2,250	1	\$1,485,000	\$1,385,000	\$616 4/25/2024
13	3060 Grand Bay Blvd	152	Furnished	Biscayne	2,250	1	\$1,395,000	\$1,200,000	\$533 10/23/2024
14	3060 Grand Bay Blvd	153	Unfurnished	Cayman	2,550	2	\$1,799,000	\$1,675,000	\$657 4/26/2024
Building two									
15	3040 Grand Bay Blvd	214	Unfurnished	Cayman	2,369	1	\$1,175,000	\$964,000	\$407 5/24/2024
16	3040 Grand Bay Blvd	221	Furnished	Antigua	2,925	2	\$2,330,000	\$2,180,000	\$745 3/18/2024
17	3040 Grand Bay Blvd	244	Furnished	Cayman	2,550	2	\$1,695,000	\$1,450,000	\$569 8/22/2024
18	3040 Grand Bay Blvd	251	Unfurnished	Antigua	2,925	2	\$1,999,000	\$1,900,000	\$650 1/31/2024
19	3040 Grand Bay Blvd	252	Unfurnished	Biscayne	2,250	1	\$1,575,000	\$1,450,000	\$644 12/27/2024
Building three									
20	3030 Grand Bay Blvd	316	Unfurnished	Antigua	2,925	1	\$2,395,000	\$2,250,000	\$769 1/16/2024
21	3030 Grand Bay Blvd	325	Unfurnished	Biscayne	2,143	1	\$1,399,000	\$1,175,000	\$548 1/31/2024
22	3030 Grand Bay Blvd	346	Unfurnished	Antigua	2,925	1	\$2,095,000	\$2,000,000	\$684 3/28/2024
23	3030 Grand Bay Blvd	346	Unfurnished	Antigua	2,925	1	\$2,195,000	\$2,100,000	\$718 12/18/2024
24	3030 Grand Bay Blvd	383	Unfurnished	Cayman	2,550	1	\$1,699,000	\$1,600,000	\$627 3/8/2024
25	3030 Grand Bay Blvd	393	Unfurnished	Antigua	2,580	2	\$2,295,000	\$2,500,000	\$969 3/28/2024
Building four									
26	3010 Grand Bay Blvd	422	Furnished	Biscayne	2,143	1	\$1,145,000	\$1,000,000	\$467 10/18/2024
27	3010 Grand Bay Blvd	435	Furnished	Biscayne	2,143	1	\$1,999,985	\$1,950,000	\$910 4/12/2024
Building six									
28	3070 Grand Bay Blvd	611	Furnished	Aruba	1,270	1	\$898,750	\$870,000	\$685 6/7/2024
29	3070 Grand Bay Blvd	616	Unfurnished	Aruba	1,380	1	\$899,999	\$875,000	\$634 5/31/2024

Roger's Listings/Sales

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