

GRAND BAY

Comprehensive Analysis, May 2025

ACTIVE  
PENDING  
SOLD



For Sale Properties

| Address                | Unit | Furnishings | Floor Plan | Sq Ft Heated | Parking | List Price  | LP/ SqFt |
|------------------------|------|-------------|------------|--------------|---------|-------------|----------|
| building one           |      |             |            |              |         |             |          |
| 1 3060 Grand Bay Blvd  | 154  | Unfurnished | Cayman     | 2,369        | 1       | \$1,999,999 | \$844    |
| 2 3060 Grand Bay Blvd  | 174  | Unfurnished | Cayman     | 2,550        | 1       | \$2,199,000 | \$862    |
| 3 3060 Grand Bay Blvd  | 175  | Unfurnished | Biscayne   | 2,143        | 1       | \$2,095,000 | \$978    |
| 4 3060 Grand Bay Blvd  | 182  | Unfurnished | Biscayne   | 2,143        | 2       | \$1,975,000 | \$922    |
| Building two           |      |             |            |              |         |             |          |
| 5 3040 Grand Bay Blvd  | 234  | Unfurnished | Cayman     | 2,550        | 1       | \$1,695,000 | \$665    |
| 6 3040 Grand Bay Blvd  | 283  | Unfurnished | Cayman     | 2,550        | 1       | \$1,995,000 | \$782    |
| Building three         |      |             |            |              |         |             |          |
| 7 3030 Grand Bay Blvd  | 323  | Unfurnished | Cayman     | 2,369        | 1       | \$2,000,000 | \$844    |
| 8 3030 Grand Bay Blvd  | 324  | Unfurnished | Cayman     | 2,550        | 1       | \$2,098,000 | \$823    |
| Building four          |      |             |            |              |         |             |          |
| 9 3010 Grand Bay Blvd  | 472  | Optional    | Biscayne   | 2,143        | 1       | \$1,675,000 | \$782    |
| 10 3010 Grand Bay Blvd | 482  | Furnished   | Biscayne   | 2,250        | 1       | \$1,845,000 | \$820    |
| 11 3010 Grand Bay Blvd | 493  | Unfurnished | Cayman     | 2,550        | 2       | \$1,950,000 | \$765    |
| Building five          |      |             |            |              |         |             |          |
| 12 3080 Grand Bay Blvd | 532  | Unfurnished | Bimini     | 1,276        | 1       | \$743,900   | \$583    |
| Building six           |      |             |            |              |         |             |          |
| 13 3060 Grand Bay Blvd | 612  | Furnished   | Bimini     | 1,371        | 2       | \$799,500   | \$583    |
| 14 3070 Grand Bay Blvd | 632  | Unfurnished | Bimini     | 1,276        | 1       | \$779,000   | \$611    |
| 15 3070 Grand Bay Blvd | 644  | Optional    | Capri      | 1,329        | 2       | \$799,000   | \$601    |

Roger's Listings/Sales

The property information herein is derived from various sources that may include, but not be limited to, county records and the Multiple Listing Service, and it may include approximations. Although the information is believed to be accurate, it is not warranted and you should not rely upon it without personal verification. Affiliated real estate agents are independent contractor sales associates, not employees. ©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logo are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Based on information from the Multiple Listing Service for the period May 29, 2024 through May 29, 2025.

Sale Pending

| Address                | Unit | Furnishings | Floor Plan | Sq Ft Heated | Parking | List Price | LP/ SqFt |
|------------------------|------|-------------|------------|--------------|---------|------------|----------|
| 16 3080 Grand Bay Blvd | 533  | Unfurnished | Capri      | 1,413        | 2       | \$819,000  | \$580    |

Sold Properties (within the last 12 months)

| Address                | Unit | Furnishings | Floor Plan | Sq Ft Heated | Parking | List Price  | Sold Price  | SP/ SqFt | Sold Date  |
|------------------------|------|-------------|------------|--------------|---------|-------------|-------------|----------|------------|
| Building one           |      |             |            |              |         |             |             |          |            |
| 17 3060 Grand Bay Blvd | 111  | Unfurnished | Antigua    | 2,925        | 2       | \$1,699,000 | \$1,400,000 | \$479    | 1/30/2025  |
| 18 3060 Grand Bay Blvd | 112  | Unfurnished | Biscayne   | 2,250        | 1       | \$1,695,000 | \$1,550,000 | \$689    | 1/16/2025  |
| 19 3060 Grand Bay Blvd | 124  | Optional    | Cayman     | 2,550        | 1       | \$1,525,000 | \$1,530,000 | \$600    | 3/18/2025  |
| 20 3060 Grand Bay Blvd | 152  | Furnished   | Biscayne   | 2,250        | 1       | \$1,395,000 | \$1,200,000 | \$533    | 10/23/2024 |
| 21 3060 Grand Bay Blvd | 162  | Unfurnished | Biscayne   | 2,143        | 1       | \$1,295,000 | \$1,205,000 | \$562    | 4/7/2025   |
| Building two           |      |             |            |              |         |             |             |          |            |
| 22 3040 Grand Bay Blvd | 244  | Furnished   | Cayman     | 2,550        | 2       | \$1,695,000 | \$1,450,000 | \$569    | 8/22/2024  |
| 23 3040 Grand Bay Blvd | 252  | Unfurnished | Biscayne   | 2,250        | 1       | \$1,575,000 | \$1,450,000 | \$644    | 12/27/2024 |
| Building three         |      |             |            |              |         |             |             |          |            |
| 24 3030 Grand Bay Blvd | 343  | Furnished   | Cayman     | 2,550        | 1       | \$2,295,000 | \$2,200,000 | \$863    | 1/10/2025  |
| 25 3030 Grand Bay Blvd | 346  | Unfurnished | Antigua    | 2,925        | 1       | \$2,195,000 | \$2,100,000 | \$718    | 12/18/2024 |
| 26 3030 Grand Bay Blvd | 386  | Unfurnished | Antigua    | 2,925        | 2       | \$2,495,000 | \$2,400,000 | \$821    | 1/16/2025  |
| 27 3030 Grand Bay Blvd | 396  | Optional    | Antigua    | 2,925        | 1       | \$2,250,000 | \$2,000,000 | \$684    | 2/28/2025  |
| Building four          |      |             |            |              |         |             |             |          |            |
| 28 3010 Grand Bay Blvd | 422  | Furnished   | Biscayne   | 2,143        | 1       | \$1,145,000 | \$1,000,000 | \$467    | 10/18/2024 |
| Building five          |      |             |            |              |         |             |             |          |            |
| 29 3070 Grand Bay Blvd | 521  | Furnished   | Aruba      | 1,380        | 2       | \$840,000   | \$800,000   | \$580    | 5/6/2025   |
| 30 3070 Grand Bay Blvd | 544  | Unfurnished | Capri      | 1,329        | 2       | \$879,000   | \$800,000   | \$602    | 3/27/2025  |
| Building six           |      |             |            |              |         |             |             |          |            |
| 31 3070 Grand Bay Blvd | 611  | Furnished   | Aruba      | 1,270        | 1       | \$898,750   | \$870,000   | \$685    | 6/7/2024   |
| 32 3070 Grand Bay Blvd | 616  | Unfurnished | Aruba      | 1,380        | 1       | \$899,999   | \$875,000   | \$634    | 5/31/2024  |
| 33 3070 Grand Bay Blvd | 625  | Unfurnished | Bimini     | 1,276        | 1       | \$765,000   | \$765,000   | \$600    | 3/13/2025  |



CERTIFIED  
AGENT



View our properties on:  
pettingell.com

Non-Solicitation Disclaimer  
If your property is currently listed, please disregard. It is not our intention to solicit properties that are already represented by another broker.