

GRAND BAY

Comprehensive Analysis, April 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
Building two							
4 3040 Grand Bay Blvd	234	Unfurnished	Cayman	2,550	1	\$1,695,000	\$665
5 3040 Grand Bay Blvd	283	Unfurnished	Cayman	2,550	1	\$1,995,000	\$782
Building three							
6 3030 Grand Bay Blvd	323	Unfurnished	Cayman	2,369	1	\$2,000,000	\$844
7 3030 Grand Bay Blvd	324	Unfurnished	Cayman	2,550	1	\$2,098,000	\$823
Building four							
8 3010 Grand Bay Blvd	472	Optional	Biscayne	2,143	1	\$1,675,000	\$782
9 3010 Grand Bay Blvd	482	Furnished	Biscayne	2,250	1	\$1,695,000	\$753
10 3010 Grand Bay Blvd	493	Unfurnished	Cayman	2,550	2	\$1,950,000	\$765
Building five							
11 3080 Grand Bay Blvd	515	Unfurnished	Bimini	1,276	2	\$679,000	\$532
12 3080 Grand Bay Blvd	532	Unfurnished	Bimini	1,276	1	\$743,900	\$583
Building six							
13 3070 Grand Bay Blvd	612	Furnished	Bimini	1,371	2	\$779,000	\$611
14 3070 Grand Bay Blvd	632	Unfurnished	Bimini	1,276	1	\$799,500	\$583

Roger's Listings/Sales

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Sale Pending

Address	Unit	Furnishings	Floor Plan	Sq Ft Heated	Parking	List Price	LP/ SqFt
building five							
15 3080 Grand Bay Blvd	521	Furnished	Aruba	1,380	2	\$840,000	\$609
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	214	Unfurnished	Cayman	2,369	1	\$1,175,000	\$964,000	\$407	5/24/2024
23 3040 Grand Bay Blvd	244	Furnished	Cayman	2,550	2	\$1,695,000	\$1,450,000	\$569	8/22/2024
24 3040 Grand Bay Blvd	252	Unfurnished	Biscayne	2,250	1	\$1,575,000	\$1,450,000	\$644	12/27/2024
Building three									
25 3030 Grand Bay Blvd	343	Furnished	Cayman	2,550	1	\$2,295,000	\$2,200,000	\$863	1/10/2025
26 3030 Grand Bay Blvd	346	Unfurnished	Antigua	2,925	1	\$2,195,000	\$2,100,000	\$718	12/18/2024
27 3030 Grand Bay Blvd	386	Unfurnished	Antigua	2,925	2	\$2,495,000	\$2,400,000	\$821	1/16/2025
28 3030 Grand Bay Blvd	396	Optional	Antigua	2,925	1	\$2,250,000	\$2,000,000	\$684	2/28/2025
Building four									
29 3010 Grand Bay Blvd	422	Furnished	Biscayne	2,143	1	\$1,145,000	\$1,000,000	\$467	10/18/2024
Building five									
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



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AGENT



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