

GRAND BAY COMPREHENSIVE ANALYSIS



FOR SALE PROPERTIES

Address building one	Unit	Furnishings	Floor Plan	Sq Ft Heated	Park- ing	List Price	LP/SqFt
1 3060 Grand Bay Blvd	154	Furnished	Cayman	2,550	1	\$1,695,000	\$665
2 3060 Grand Bay Blvd	175	Unfurnished	Biscayne	2,143	1	\$1,950,000	\$910
3 3060 Grand Bay Blvd	182	Unfurnished	Biscayne	2,143	1	\$1,795,000	\$838
Building two							
4 3040 Grand Bay Blvd	243	Optional	Cayman	2,550	1	\$1,695,000	\$665
5 3040 Grand Bay Blvd	283	Unfurnished	Cayman	2,550	1	\$1,995,000	\$782
Building four							
6 3010 Grand Bay Blvd	472	Optional	Biscayne	2,143	1	\$1,725,000	\$805
7 3010 Grand Bay Blvd	482	Furnished	Biscayne	2,250	1	\$1,845,000	\$820
8 3010 Grand Bay Blvd	493	Unfurnished	Cayman	2,550	2	\$1,879,000	\$737
Building five							
9 3080 Grand Bay Blvd	516	Unfurnished	Aruba	1,380	2	\$939,000	\$680
Building six							
10 3060 Grand Bay Blvd	632	Unfurnished	Bimini	1,276	1	\$749,000	\$587

SALE PENDING

Address building three	Unit	Furnishings	Floor Plan	Sq Ft Heated	Park- ing	List Price	LP/SqFt
11 3030 Grand Bay Blvd	381	Furnished	Antigua	2,925	2	\$2,795,000	\$956

SOLD PROPERTIES
WITHIN THE LAST 12 MONTHS

Address Building one	Unit	Furnishings	Floor Plan	Sq Ft Heated	Park- ing	List Price	Sold Price	SP/ SqFt	Sold Date
12 3060 Grand Bay Blvd	111	Unfurnished	Antigua	2,925	2	\$1,699,000	\$1,400,000	\$479	1/30/25
13 3060 Grand Bay Blvd	112	Unfurnished	Biscayne	2,250	1	\$1,695,000	\$1,550,000	\$689	1/16/25
14 3060 Grand Bay Blvd	124	Optional	Cayman	2,550	1	\$1,525,000	\$1,530,000	\$600	3/18/25
15 3060 Grand Bay Blvd	162	Unfurnished	Biscayne	2,143	1	\$1,295,000	\$1,205,000	\$562	4/7/25
Building two									
16 3040 Grand Bay Blvd	216	Furnished	Antigua	2,925	1	\$1,850,000	\$1,750,000	\$598	10/21/25
17 3040 Grand Bay Blvd	252	Unfurnished	Biscayne	2,250	1	\$1,575,000	\$1,450,000	\$644	12/27/24
Building three									
18 3030 Grand Bay Blvd	343	Furnished	Cayman	2,550	1	\$2,295,000	\$2,200,000	\$863	1/10/25
19 3030 Grand Bay Blvd	346	Unfurnished	Antigua	2,925	1	\$2,195,000	\$2,100,000	\$718	12/18/24
20 3030 Grand Bay Blvd	386	Unfurnished	Antigua	2,925	2	\$2,495,000	\$2,400,000	\$821	1/16/25
21 3030 Grand Bay Blvd	396	Optional	Antigua	2,925	1	\$2,250,000	\$2,000,000	\$684	2/28/25
Building five									
22 3070 Grand Bay Blvd	521	Furnished	Aruba	1,380	2	\$840,000	\$800,000	\$580	5/6/25
23 3070 Grand Bay Blvd	533	Unfurnished	Capri	1,413	2	\$819,000	\$800,000	\$602	6/16/25
24 3070 Grand Bay Blvd	544	Unfurnished	Capri	1,329	2	\$879,000	\$800,000	\$602	3/27/25
Building six									
25 3070 Grand Bay Blvd	625	Unfurnished	Bimini	1,276	1	\$765,000	\$765,000	\$600	3/13/25

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