

Grand Bay Comparative Market Analysis - January 2024

ACTIVE
PENDING
SOLD



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For Sale Properties

Address building one	Unit	Furnishings	Floor Plan	Sq Ft Heated	Parking	List Price	LP/SqFt
1 3060 Grand Bay Blvd	111	Unfurnished	Antigua	2,925	2	\$2,275,000	\$778
2 3060 Grand Bay Blvd	112	Furnished	Biscayne	2,250	1	\$2,249,000	\$1,000
3 3060 Grand Bay Blvd	122	Furnished	Biscayne	2,250	1	\$1,100,000	\$489
4 3060 Grand Bay Blvd	132	Furnished	Biscayne	2,250	1	\$1,685,000	\$749
5 3060 Grand Bay Blvd	152	Furnished	Biscayne	2,250	1	\$1,495,000	\$664
6 3060 Grand Bay Blvd	153	Unfurnished	Cayman	2,550	2	\$1,799,000	\$705
Building two							
7 3040 Grand Bay Blvd	214	Unfurnished	Cayman	2,369	1	\$1,475,000	\$623
8 3040 Grand Bay Blvd	221	Furnished	Antigua	2,925	2	\$2,330,000	\$797
9 3040 Grand Bay Blvd	244	Furnished	Cayman	2,550	2	\$1,895,000	\$743
10 3040 Grand Bay Blvd	252	Unfurnished	Biscayne	2,250	1	\$1,950,000	\$867
11 3040 Grand Bay Blvd	283	Unfurnished	Cayman	2,550	1	\$2,495,000	\$978
Building three							
12 3030 Grand Bay Blvd	346	Unfurnished	Antigua	2,925	1	\$2,245,000	\$768
Building four							
13 3010 Grand Bay Blvd	422	Furnished	Biscayne	2,143	1	\$1,500,000	\$700
14 3010 Grand Bay Blvd	435	Furnished	Biscayne	2,143	1	\$1,999,985	\$933
15 3010 Grand Bay Blvd	493	Turnkey	Cayman	2,550	2	\$2,499,777	\$980
Building five							
16 3080 Grand Bay Blvd	515	Unfurnished	Bimini	1,276	2	\$889,000	\$697
17 3080 Grand Bay Blvd	532	Unfurnished	Bimini	1,371	1	\$849,000	\$619
18 3080 Grand Bay Blvd	533	Unfurnished	Capri	1,413	2	\$895,000	\$633
Building six							
19 3070 Grand Bay Blvd	612	Furnished	Bimini	1,371	2	\$898,500	\$655
20 3070 Grand Bay Blvd	616	Unfurnished	Aruba	1,380	1	\$975,000	\$707

Sale Pending

Address building two	Unit	Furnishings	Floor Plan	Sq Ft Heated	Parking	List Price	LP/SqFt
21 3040 Grand Bay Blvd	251	Unfurnished	Antigua	2,925	2	\$1,999,000	\$683
building three							
22 3030 Grand Bay Blvd	325	Unfurnished	Biscayne	2,143	1	\$1,399,000	\$653
23 3030 Grand Bay Blvd	393	Unfurnished	Antigua	2,580	2	\$2,295,000	\$890

Sold Properties (within the last 12 months)

Address Building one	Unit	Furnishings	Floor Plan	Sq Ft Heated	Parking	List Price	Sold Price	SP/SqFt	Sold Date
24 3060 Grand Bay Blvd	126	Unfurnished	Antigua	2,925	2	\$2,399,000	\$2,360,000	\$807	11/14/2023
25 3060 Grand Bay Blvd	1101	Unfurnished	Penthouse	4,413	2	\$4,999,999	\$4,300,000	\$974	3/2/2023
Building two									
26 3040 Grand Bay Blvd	224	Furnished	Cayman	2,550	2	\$2,295,000	\$2,150,000	\$843	2/17/2023
27 3040 Grand Bay Blvd	263	Unfurnished	Cayman	2,550	1	\$2,195,000	\$2,195,000	\$861	4/12/2023
28 3040 Grand Bay Blvd	273	Unfurnished	Cayman	2,550	2	\$2,275,000	\$2,505,000	\$982	2/27/2023
Building three									
29 3030 Grand Bay Blvd	316	Unfurnished	Antigua	2,925	1	\$2,395,000	\$2,250,000	\$769	1/16/2024
30 3030 Grand Bay Blvd	321	Unfurnished	Antigua	2,925	1	\$2,750,000	\$2,600,000	\$889	6/12/2023
31 3030 Grand Bay Blvd	325	Furnished	Biscayne	2,250	1	\$1,299,000	\$1,299,000	\$577	4/14/2023
Building five									
32 3080 Grand Bay Blvd	525	Furnished	Bimini	1,276	1	\$939,000	\$940,000	\$737	3/17/2023
33 3080 Grand Bay Blvd	541	Furnished	Aruba	1,380	2	\$1,095,000	\$1,040,000	\$754	5/15/2023
34 3080 Grand Bay Blvd	546	Unfurnished	Aruba	1,270	2	\$1,075,000	\$1,000,000	\$787	2/7/2023

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