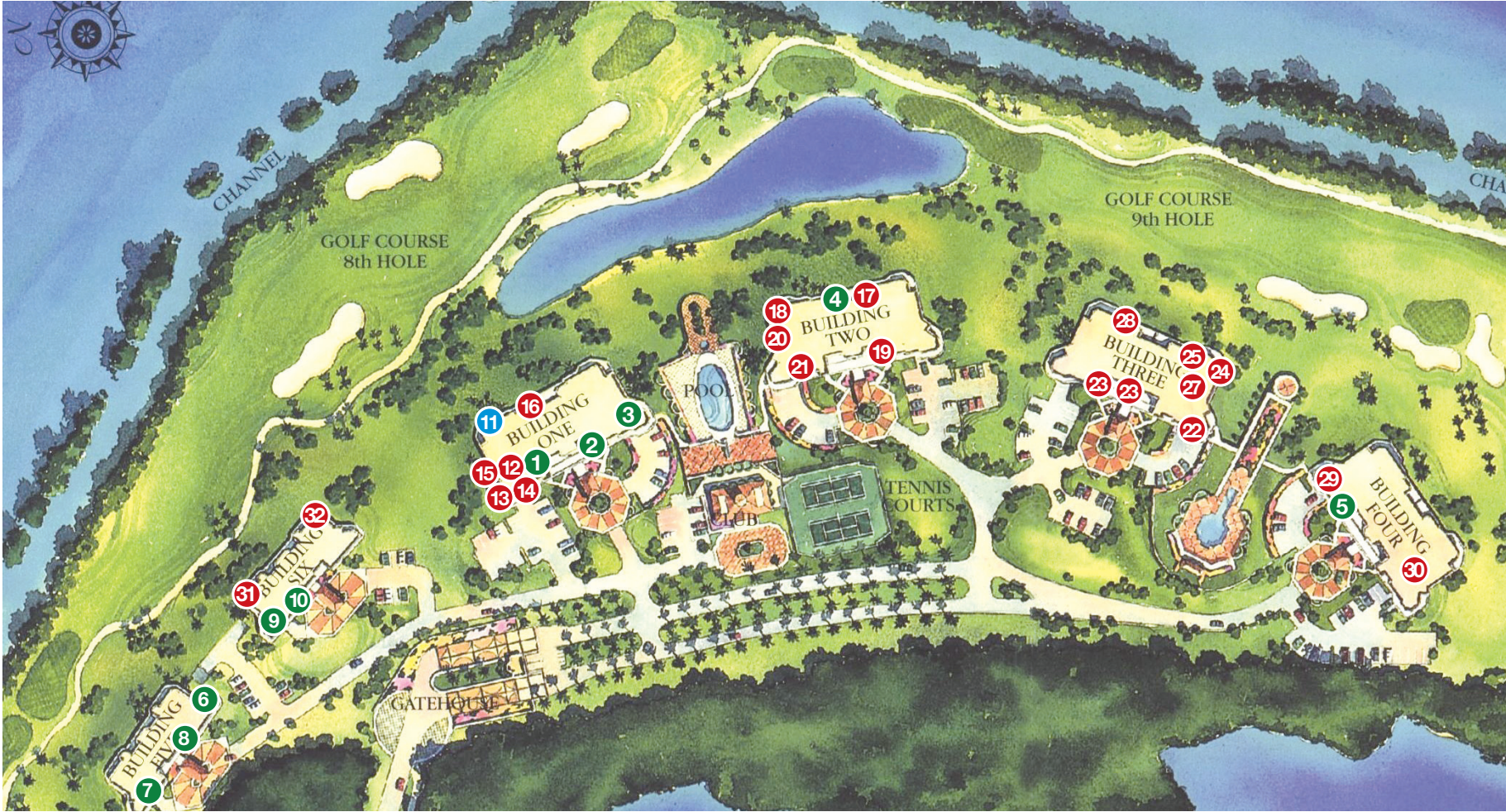


GRAND BAY

Comprehensive Analysis, January 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	162	Unfurnished	Biscayne	2,143	1	\$1,325,000	\$618
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	\$2,325,000	\$1,085
Building two							
4 3040 Grand Bay Blvd	283	Unfurnished	Cayman	2,550	1	\$2,195,000	\$861
Building four							
5 3010 Grand Bay Blvd	472	Optional	Biscayne	2,143	1	\$1,950,000	\$910
Building five							
6 3080 Grand Bay Blvd	515	Unfurnished	Bimini	1,276	2	\$789,000	\$618
7 3080 Grand Bay Blvd	532	Unfurnished	Bimini	1,276	1	\$859,900	\$674
8 3080 Grand Bay Blvd	544	Unfurnished	Capri	1,329	2	\$899,000	\$676
Building six							
9 3070 Grand Bay Blvd	612	Furnished	Bimini	1,371	2	\$849,000	\$619
10 3070 Grand Bay Blvd	632	Unfurnished	Bimini	1,276	1	\$869,995	\$682

Roger's Listings/Sales

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Sale Pending

Address	Unit	Furnishings	Floor Plan	Sq Ft Heated	Parking	List Price	LP/ SqFt
building one							
11 3060 Grand Bay Blvd	111	Unfurnished	Antigua	2,925	2	\$1,699,000	\$581

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									
12 3060 Grand Bay Blvd	112	Unfurnished	Biscayne	2,250	1	\$1,695,000	\$1,550,000	\$689	1/16/2025
13 3060 Grand Bay Blvd	122	Furnished	Biscayne	2,250	1	\$1,100,000	\$1,100,000	\$489	3/29/2024
14 3060 Grand Bay Blvd	132	Furnished	Biscayne	2,250	1	\$1,485,000	\$1,385,000	\$616	4/25/2024
15 3060 Grand Bay Blvd	152	Furnished	Biscayne	2,250	1	\$1,395,000	\$1,200,000	\$533	10/23/2024
16 3060 Grand Bay Blvd	153	Unfurnished	Cayman	2,550	2	\$1,799,000	\$1,675,000	\$657	4/26/2024
Building two									
17 3040 Grand Bay Blvd	214	Unfurnished	Cayman	2,369	1	\$1,175,000	\$964,000	\$407	5/24/2024
18 3040 Grand Bay Blvd	221	Furnished	Antigua	2,925	2	\$2,330,000	\$2,180,000	\$745	3/18/2024
19 3040 Grand Bay Blvd	244	Furnished	Cayman	2,550	2	\$1,695,000	\$1,450,000	\$569	8/22/2024
20 3040 Grand Bay Blvd	251	Unfurnished	Antigua	2,925	2	\$1,999,000	\$1,900,000	\$650	1/31/2024
21 3040 Grand Bay Blvd	252	Unfurnished	Biscayne	2,250	1	\$1,575,000	\$1,450,000	\$644	12/27/2024
Building three									
22 3030 Grand Bay Blvd	325	Unfurnished	Biscayne	2,143	1	\$1,399,000	\$1,175,000	\$548	1/31/2024
23 3030 Grand Bay Blvd	343	Furnished	Cayman	2,550	1	\$2,295,000	\$2,200,000	\$863	1/10/2025
24 3030 Grand Bay Blvd	346	Unfurnished	Antigua	2,925	1	\$2,095,000	\$2,000,000	\$684	3/28/2024
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	383	Unfurnished	Cayman	2,550	1	\$1,699,000	\$1,600,000	\$627	3/8/2024
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	393	Unfurnished	Antigua	2,580	2	\$2,295,000	\$2,500,000	\$969	3/28/2024
Building four									
29 3010 Grand Bay Blvd	422	Furnished	Biscayne	2,143	1	\$1,145,000	\$1,000,000	\$467	10/18/2024
30 3010 Grand Bay Blvd	435	Furnished	Biscayne	2,143	1	\$1,999,985	\$1,950,000	\$910	4/12/2024
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



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