

GRAND BAY

Comprehensive Analysis, March 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 four							
6 3010 Grand Bay Blvd	472	Optional	Biscayne	2,143	1	\$1,675,000	\$782
7 3010 Grand Bay Blvd	482	Furnished	Biscayne	2,250	1	\$1,795,000	\$798
8 3010 Grand Bay Blvd	493	Unfurnished	Cayman	2,550	2	\$1,950,000	\$765
Building five							
9 3080 Grand Bay Blvd	515	Unfurnished	Bimini	1,276	2	\$679,000	\$532
10 3080 Grand Bay Blvd	532	Unfurnished	Bimini	1,276	1	\$769,000	\$603
Building six							
11 3070 Grand Bay Blvd	612	Furnished	Bimini	1,371	2	\$799,000	\$626
12 3070 Grand Bay Blvd	632	Unfurnished	Bimini	1,276	1	\$799,500	\$583

Sale Pending

Address	Unit	Furnishings	Floor Plan	Sq Ft Heated	Parking	List Price	LP/ SqFt
building one							
13 3060 Grand Bay Blvd	162	Unfurnished	Biscayne	2,143	1	\$1,325,000	\$618
Building five							
14 3080 Grand Bay Blvd	521	Furnished	Aruba	1,380	2	\$840,000	\$609

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									
15 3060 Grand Bay Blvd	111	Unfurnished	Antigua	2,925	2	\$1,699,000	\$1,400,000	\$479	1/30/2025
16 3060 Grand Bay Blvd	112	Unfurnished	Biscayne	2,250	1	\$1,695,000	\$1,550,000	\$689	1/16/2025
17 3060 Grand Bay Blvd	124	Optional	Cayman	2,550	1	\$1,525,000	\$1,530,000	\$600	3/18/2025
18 3060 Grand Bay Blvd	132	Furnished	Biscayne	2,250	1	\$1,485,000	\$1,385,000	\$616	4/25/2024
19 3060 Grand Bay Blvd	152	Furnished	Biscayne	2,250	1	\$1,395,000	\$1,200,000	\$533	10/23/2024
20 3060 Grand Bay Blvd	153	Unfurnished	Cayman	2,550	2	\$1,799,000	\$1,675,000	\$657	4/26/2024
Building two									
21 3040 Grand Bay Blvd	214	Unfurnished	Cayman	2,369	1	\$1,175,000	\$964,000	\$407	5/24/2024
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
29 3010 Grand Bay Blvd	435	Furnished	Biscayne	2,143	1	\$1,999,985	\$1,950,000	\$910	4/12/2024
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

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 March 31, 2024 through March 31, 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.