



GRAND BAY

Comprehensive Analysis, March 2025





For Sale Properties

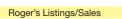
Address building one		Unit	Furnishings	Floor Plan	Sq Ft Heated	Parking	List Price	LP/ SqFt
3060 Grand Bay Blvd		154	Unfurnished	Cayman	2,369	1	\$1,999,999	\$844
0	3060 Grand Bay Blvd	174	Unfurnished	Cayman	2,550	1	\$2,199,000	\$862
3	3060 Grand Bay Blvd	175	Unfurnished	Biscayne	2,143	1	\$2,095,000	\$978
Buil	ding two							
4	3040 Grand Bay Blvd 234		Unfurnished	Cayman	2,550	1	\$1,695,000	\$665
6	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
0	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
Buil	ding five							
9	3080 Grand Bay Blvd	515	Unfurnished	Bimini	1,276	2	\$679,000	\$532
0	3080 Grand Bay Blvd	532	Unfurnished	Bimini	1,276	1	\$769,000	\$603
Building six								
0	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 building one		Unit	Furnishings	Floor Plan	Sq Ft Heated	Parking	List Price	LP/ SqFt		
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)

	dress	Unit	Furnishings	Floor	Sq Ft	Parking	List Price	Sold Price	SP/	Sold
Bu	ilidng one			Plan	Heated				SqFt	Date
(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
•	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
②	3060 Grand Bay Blvd	153	Unfurnished	Cayman	2,550	2	\$1,799,000	\$1,675,000	\$657	4/26/2024
Bu	Building two									
a	3040 Grand Bay Blvd	214	Unfurnished	Cayman	2,369	1	\$1,175,000	\$964,000	\$407	5/24/2024
2	3040 Grand Bay Blvd	244	Furnished	Cayman	2,550	2	\$1,695,000	\$1,450,000	\$569	8/22/2024
3	3040 Grand Bay Blvd	252	Unfurnished	Biscayne	2,250	1	\$1,575,000	\$1,450,000	\$644	12/27/2024
Bu	ilding three									
2	3030 Grand Bay Blvd	343	Furnished	Cayman	2,550	1	\$2,295,000	\$2,200,000	\$863	1/10/2025
②	3030 Grand Bay Blvd	346	Unfurnished	Antigua	2,925	1	\$2,195,000	\$2,100,000	\$718	12/18/2024
23	3030 Grand Bay Blvd	386	Unfurnished	Antigua	2,925	2	\$2,495,000	\$2,400,000	\$821	1/16/2025
7	3030 Grand Bay Blvd	396	Optional	Antigua	2,925	1	\$2,250,000	\$2,000,000	\$684	2/28/2025
Bu	Building four									
23	3010 Grand Bay Blvd	422	Furnished	Biscayne	2,143	1	\$1,145,000	\$1,000,000	\$467	10/18/2024
2	3010 Grand Bay Blvd	435	Furnished	Biscayne	2,143	1	\$1,999,985	\$1,950,000	\$910	4/12/2024
Bu	Building five									
①	3070 Grand Bay Blvd	544	Unfurnished	Capri	1,329	2	\$879,000	\$800,000	\$602	3/27/2025
Bu	Building six									
6	3070 Grand Bay Blvd	611	Furnished	Aruba	1,270	1	\$898,750	\$870,000	\$685	6/7/2024
2	3070 Grand Bay Blvd	616	Unfurnished	Aruba	1,380	1	\$899,999	\$875,000	\$634	5/31/2024
<u>3</u>	3070 Grand Bay Blvd	625	Unfurnished	Bimini	1,276	1	\$765,000	\$765,000	\$600	3/13/2025



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.

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