

GRAND BAY

Comprehensive Analysis, October 2024

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	252	Unfurnished	Biscayne	2,250	1	\$1,700,000	\$756
Building three							
2 3030 Grand Bay Blvd	346	Unfurnished	Antigua	2,925	1	\$2,295,000	\$785
Building five							
3 3080 Grand Bay Blvd	532	Unfurnished	Bimini	1,276	1	\$900,000	\$705
Building six							
4 3070 Grand Bay Blvd	625	Unfurnished	Bimini	1,276	1	\$799,900	\$627

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							
5 3060 Grand Bay Blvd	152	Furnished	Biscayne	2,250	1	\$1,395,000	\$620
Building four							
6 3010 Grand Bay Blvd	482	Furnished	Biscayne	2,250	1	\$1,695,000	\$753

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									
7 3060 Grand Bay Blvd	122	Furnished	Biscayne	2,250	1	\$1,100,000	\$1,100,000	\$489	3/29/2024
8 3060 Grand Bay Blvd	126	Unfurnished	Antigua	2,925	2	\$2,399,000	\$2,360,000	\$807	11/14/2023
9 3060 Grand Bay Blvd	132	Furnished	Biscayne	2,250	1	\$1,485,000	\$1,385,000	\$616	4/25/2024
10 3060 Grand Bay Blvd	153	Unfurnished	Cayman	2,550	2	\$1,799,000	\$1,675,000	\$657	4/26/2024
Building two									
11 3040 Grand Bay Blvd	214	Unfurnished	Cayman	2,369	1	\$1,175,000	\$964,000	\$407	5/24/2024
12 3040 Grand Bay Blvd	221	Furnished	Antigua	2,925	2	\$2,330,000	\$2,180,000	\$745	3/18/2024
13 3040 Grand Bay Blvd	244	Furnished	Cayman	2,550	2	\$1,695,000	\$1,450,000	\$569	8/22/2024
14 3040 Grand Bay Blvd	251	Unfurnished	Antigua	2,925	2	\$1,999,000	\$1,900,000	\$650	1/31/2024
Building three									
15 3030 Grand Bay Blvd	316	Unfurnished	Antigua	2,925	1	\$2,395,000	\$2,250,000	\$769	1/16/2024
16 3030 Grand Bay Blvd	325	Unfurnished	Biscayne	2,143	1	\$1,399,000	\$1,175,000	\$548	1/31/2024
17 3030 Grand Bay Blvd	346	Unfurnished	Antigua	2,925	1	\$2,095,000	\$2,000,000	\$684	3/28/2024
18 3030 Grand Bay Blvd	383	Unfurnished	Cayman	2,550	1	\$1,699,000	\$1,600,000	\$627	3/8/2024
19 3030 Grand Bay Blvd	393	Unfurnished	Antigua	2,580	2	\$2,295,000	\$2,500,000	\$969	3/28/2024
Building four									
20 3010 Grand Bay Blvd	422	Furnished	Biscayne	2,143	1	\$1,145,000	\$1,100,000	\$489	10/18/2024
21 3010 Grand Bay Blvd	435	Furnished	Biscayne	2,143	1	\$1,999,985	\$1,950,000	\$910	4/12/2024
Building five									
22 3080 Grand Bay Blvd	611	Furnished	Aruba	1,270	1	\$898,750	\$870,000	\$685	6/7/2024
23 3080 Grand Bay Blvd	616	Unfurnished	Aruba	1,380	1	\$899,999	\$875,000	\$634	5/31/2024



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