

Grand Bay Comparative Market Analysis - April 2024

ACTIVE
PENDING
SOLD



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If your property is currently listed, please disregard. It is not our intention to solicit properties that are already represented by another broker.

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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	\$1,999,000	\$683
2 3060 Grand Bay Blvd	112	Furnished	Biscayne	2,250	1	\$1,995,000	\$887
3 3060 Grand Bay Blvd	152	Furnished	Biscayne	2,250	1	\$1,495,000	\$664
4 3060 Grand Bay Blvd	174	Unfurnished	Cayman	2,551	1	\$2,149,000	\$842
Building two							
5 3040 Grand Bay Blvd	214	Unfurnished	Cayman	2,369	1	\$1,175,000	\$496
6 3040 Grand Bay Blvd	244	Furnished	Cayman	2,550	2	\$1,775,000	\$696
7 3040 Grand Bay Blvd	252	Unfurnished	Biscayne	2,250	1	\$1,750,000	\$778
8 3040 Grand Bay Blvd	283	Unfurnished	Cayman	2,550	1	\$2,295,000	\$900
Building four							
9 3010 Grand Bay Blvd	422	Furnished	Biscayne	2,143	1	\$1,195,000	\$558
10 3010 Grand Bay Blvd	493	Turnkey	Cayman	2,550	2	\$2,150,000	\$843
Building five							
11 3080 Grand Bay Blvd	515	Unfurnished	Bimini	1,276	2	\$829,000	\$650
Building six							
12 3070 Grand Bay Blvd	611	Furnished	Aruba	1,270	1	\$998,750	\$786
13 3070 Grand Bay Blvd	612	Furnished	Bimini	1,371	2	\$849,000	\$619
14 3070 Grand Bay Blvd	616	Unfurnished	Aruba	1,380	1	\$899,999	\$652

Sale Pending

Address building one	Unit	Furnishings	Floor Plan	Sq Ft Heated	Parking	List Price	LP/SqFt
15 3060 Grand Bay Blvd	132	Furnished	Biscayne	2,250	1	\$1,485,000	\$660
16 3060 Grand Bay Blvd	153	Unfurnished	Cayman	2,550	2	\$1,799,000	\$705
building four							
17 3010 Grand Bay Blvd	435	Furnished	Biscayne	2,143	1	\$1,999,985	\$933

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
18 3060 Grand Bay Blvd	122	Furnished	Biscayne	2,250	1	1,100,000	\$1,100,000	\$489	3/29/2024
19 3060 Grand Bay Blvd	126	Unfurnished	Antigua	2,925	2	\$2,399,000	\$2,360,000	\$807	11/14/2023
Building two									
20 3040 Grand Bay Blvd	221	Furnished	Antigua	2,925	2	\$2,300,000	\$2,180,000	\$745	3/18/2024
21 3040 Grand Bay Blvd	251	Unfurnished	Antigua	2,925	2	\$1,999,000	\$1,900,000	\$650	1/31/2024
22 3040 Grand Bay Blvd	263	Unfurnished	Cayman	2,550	1	\$2,195,000	\$2,195,000	\$861	4/12/2023
Building three									
23 3030 Grand Bay Blvd	316	Unfurnished	Antigua	2,925	1	\$2,395,000	\$2,250,000	\$769	1/16/2024
24 3030 Grand Bay Blvd	321	Unfurnished	Antigua	2,925	1	\$2,750,000	\$2,600,000	\$889	6/12/2023
25 3030 Grand Bay Blvd	325	Furnished	Biscayne	2,250	1	\$1,299,000	\$1,299,000	\$577	4/14/2023
26 3030 Grand Bay Blvd	325	Unfurnished	Biscayne	2,143	1	\$1,399,000	\$1,175,000	\$548	1/31/2024
27 3030 Grand Bay Blvd	346	Unfurnished	Antigua	2,925	1	\$2,095,000	\$2,000,000	\$684	3/28/2024
28 3030 Grand Bay Blvd	383	Unfurnished	Cayman	2,550	1	\$1,699,000	\$1,600,000	\$627	3/8/2024
29 3030 Grand Bay Blvd	393	Unfurnished	Cayman	2,580	2	\$2,295,000	\$2,500,000	\$969	3/28/2024
Building five									
30 3080 Grand Bay Blvd	541	Furnished	Aruba	1,380	2	\$1,095,000	\$1,040,000	\$754	5/15/2023