

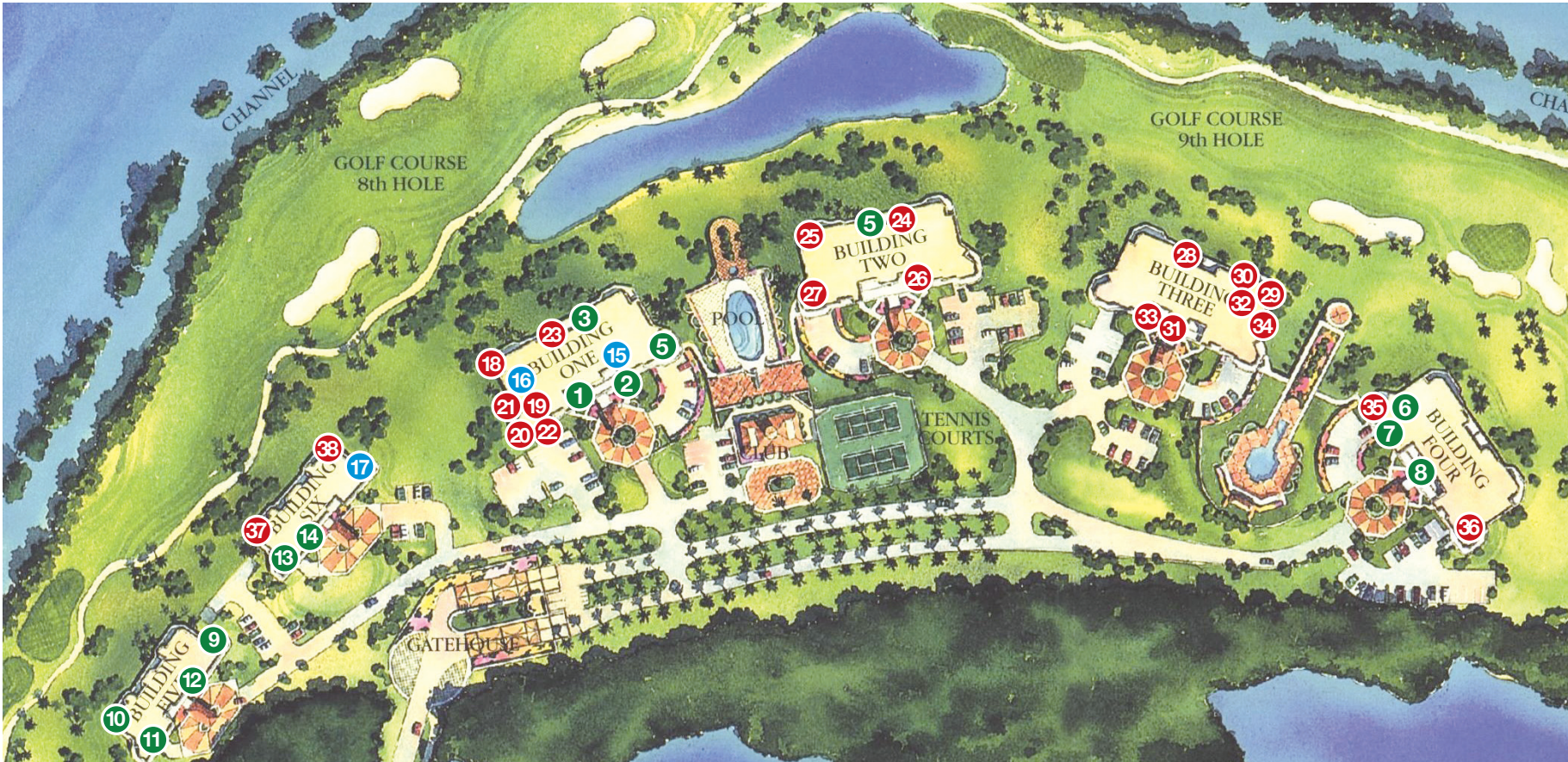
GRAND BAY

Comprehensive Analysis, February 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	113	Furnished	Cayman	2,550	1	\$1,595,000	\$625
2 3060 Grand Bay Blvd	154	Unfurnished	Cayman	2,369	1	\$1,999,999	\$844
3 3060 Grand Bay Blvd	174	Unfurnished	Cayman	2,550	1	\$2,199,000	\$862
4 3060 Grand Bay Blvd	175	Unfurnished	Biscayne	2,143	1	\$2,150,000	\$1,003
Building two							
5 3040 Grand Bay Blvd	283	Unfurnished	Cayman	2,550	1	\$2,195,000	\$861
Building four							
6 3010 Grand Bay Blvd	472	Optional	Biscayne	2,143	1	\$1,875,000	\$875
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	\$729,000	\$571
10 3080 Grand Bay Blvd	521	Furnished	Aruba	1,380	2	\$840,000	\$609
11 3080 Grand Bay Blvd	532	Unfurnished	Bimini	1,276	1	\$769,000	\$603
12 3080 Grand Bay Blvd	544	Unfurnished	Capri	1,329	2	\$879,000	\$661
Building six							
13 3070 Grand Bay Blvd	612	Furnished	Bimini	1,371	2	\$849,000	\$619
14 3070 Grand Bay Blvd	632	Unfurnished	Bimini	1,276	1	\$849,000	\$665

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							
15 3060 Grand Bay Blvd	124	Optional	Cayman	2,550	1	\$1,525,000	\$598
16 3060 Grand Bay Blvd	162	Unfurnished	Biscayne	2,143	1	\$1,325,000	\$618
Building six							
17 3070 Grand Bay Blvd	625	Unfurnished	Bimini	1,276	1	\$765,000	\$600

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									
18 3060 Grand Bay Blvd	111	Unfurnished	Antigua	2,925	2	\$1,699,000	\$1,400,000	\$479	1/30/2025
19 3060 Grand Bay Blvd	112	Unfurnished	Biscayne	2,250	1	\$1,695,000	\$1,550,000	\$689	1/16/2025
20 3060 Grand Bay Blvd	122	Furnished	Biscayne	2,250	1	\$1,100,000	\$1,100,000	\$489	3/29/2024
21 3060 Grand Bay Blvd	132	Furnished	Biscayne	2,250	1	\$1,485,000	\$1,385,000	\$616	4/25/2024
22 3060 Grand Bay Blvd	152	Furnished	Biscayne	2,250	1	\$1,395,000	\$1,200,000	\$533	10/23/2024
23 3060 Grand Bay Blvd	153	Unfurnished	Cayman	2,550	2	\$1,799,000	\$1,675,000	\$657	4/26/2024
Building two									
24 3040 Grand Bay Blvd	214	Unfurnished	Cayman	2,369	1	\$1,175,000	\$964,000	\$407	5/24/2024
25 3040 Grand Bay Blvd	221	Furnished	Antigua	2,925	2	\$2,330,000	\$2,180,000	\$745	3/18/2024
26 3040 Grand Bay Blvd	244	Furnished	Cayman	2,550	2	\$1,695,000	\$1,450,000	\$569	8/22/2024
27 3040 Grand Bay Blvd	252	Unfurnished	Biscayne	2,250	1	\$1,575,000	\$1,450,000	\$644	12/27/2024
Building three									
28 3030 Grand Bay Blvd	343	Furnished	Cayman	2,550	1	\$2,295,000	\$2,200,000	\$863	1/10/2025
29 3030 Grand Bay Blvd	346	Unfurnished	Antigua	2,925	1	\$2,095,000	\$2,000,000	\$684	3/28/2024
30 3030 Grand Bay Blvd	346	Unfurnished	Antigua	2,925	1	\$2,195,000	\$2,100,000	\$718	12/18/2024
31 3030 Grand Bay Blvd	383	Unfurnished	Cayman	2,550	1	\$1,699,000	\$1,600,000	\$627	3/8/2024
32 3030 Grand Bay Blvd	386	Unfurnished	Antigua	2,925	2	\$2,495,000	\$2,400,000	\$821	1/16/2025
33 3030 Grand Bay Blvd	393	Unfurnished	Cayman	2,580	2	\$2,295,000	\$2,500,000	\$969	3/28/2024
34 3030 Grand Bay Blvd	396	Optional	Antigua	2,925	1	\$2,250,000	\$2,000,000	\$684	2/28/2025
Building four									
35 3010 Grand Bay Blvd	422	Furnished	Biscayne	2,143	1	\$1,145,000	\$1,000,000	\$467	10/18/2024
36 3010 Grand Bay Blvd	435	Furnished	Biscayne	2,143	1	\$1,999,985	\$1,950,000	\$910	4/12/2024
Building six									
37 3070 Grand Bay Blvd	611	Furnished	Aruba	1,270	1	\$898,750	\$870,000	\$685	6/7/2024
38 3070 Grand Bay Blvd	616	Unfurnished	Aruba	1,380	1	\$899,999	\$875,000	\$634	5/31/2024



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