

Grand Bay Comparative Market Analysis - March 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	\$2,050,000	\$735
2 3060 Grand Bay Blvd	112	Furnished	Biscayne	2,250	1	\$1,995,000	\$887
3 3060 Grand Bay Blvd	132	Furnished	Biscayne	2,250	1	\$1,485,000	\$660
4 3060 Grand Bay Blvd	152	Furnished	Biscayne	2,250	1	\$1,495,000	\$664
5 3060 Grand Bay Blvd	153	Unfurnished	Cayman	2,550	2	\$1,799,000	\$705
6 3060 Grand Bay Blvd	174	Unfurnished	Cayman	2,551	1	\$2,195,000	\$860
Building two							
7 3040 Grand Bay Blvd	214	Unfurnished	Cayman	2,369	1	\$1,299,999	\$549
8 3040 Grand Bay Blvd	244	Furnished	Cayman	2,550	2	\$1,845,000	\$743
9 3040 Grand Bay Blvd	252	Unfurnished	Biscayne	2,250	1	\$1,825,000	\$811
10 3040 Grand Bay Blvd	283	Unfurnished	Cayman	2,550	1	\$2,295,000	\$900
Building four							
11 3010 Grand Bay Blvd	422	Furnished	Biscayne	2,143	1	\$1,395,000	\$651
12 3010 Grand Bay Blvd	435	Furnished	Biscayne	2,143	1	\$1,999,985	\$933
13 3010 Grand Bay Blvd	493	Turnkey	Cayman	2,550	2	\$2,150,000	\$843
Building five							
14 3080 Grand Bay Blvd	515	Unfurnished	Bimini	1,276	2	\$859,000	\$673
15 3080 Grand Bay Blvd	532	Unfurnished	Bimini	1,371	1	\$849,000	\$619
Building six							
16 3070 Grand Bay Blvd	612	Furnished	Bimini	1,371	2	\$869,500	\$634
17 3070 Grand Bay Blvd	616	Unfurnished	Aruba	1,380	1	\$975,000	\$707

Sale Pending

Address building one	Unit	Furnishings	Floor Plan	Sq Ft Heated	Parking	List Price	LP/SqFt
18 3060 Grand Bay Blvd	122	Furnished	Biscayne	2,250	1	\$1,100,000	\$489
building two							
19 3040 Grand Bay Blvd	221	Furnished	Antigua	2,925	2	\$2,330,000	\$797
building three							
20 3030 Grand Bay Blvd	346	Unfurnished	Antigua	2,925	1	\$2,095,000	\$716
21 3030 Grand Bay Blvd	383	Unfurnished	Cayman	2,550	1	\$1,699,000	\$666
22 3030 Grand Bay Blvd	393	Unfurnished	Antigua	2,580	2	\$2,295,000	\$890

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
23 3060 Grand Bay Blvd	126	Unfurnished	Antigua	2,925	2	\$2,399,000	\$2,360,000	\$807	11/14/2023
Building two									
24 3040 Grand Bay Blvd	251	Unfurnished	Antigua	2,925	2	\$1,999,000	\$1,900,000	\$650	1/31/2024
25 3040 Grand Bay Blvd	263	Unfurnished	Cayman	2,550	1	\$2,195,000	\$2,195,000	\$861	4/12/2023
Building three									
26 3030 Grand Bay Blvd	316	Unfurnished	Antigua	2,925	1	\$2,395,000	\$2,250,000	\$769	1/16/2024
27 3030 Grand Bay Blvd	321	Unfurnished	Antigua	2,925	1	\$2,750,000	\$2,600,000	\$889	6/12/2023
28 3030 Grand Bay Blvd	325	Furnished	Biscayne	2,250	1	\$1,299,000	\$1,299,000	\$577	4/14/2023
29 3030 Grand Bay Blvd	325	Unfurnished	Biscayne	2,143	1	\$1,399,000	\$1,175,000	\$548	1/31/2024
Building five									
30 3080 Grand Bay Blvd	525	Furnished	Bimini	1,276	1	\$939,000	\$940,000	\$737	3/17/2023
31 3080 Grand Bay Blvd	541	Furnished	Aruba	1,380	2	\$1,095,000	\$1,040,000	\$754	5/15/2023