

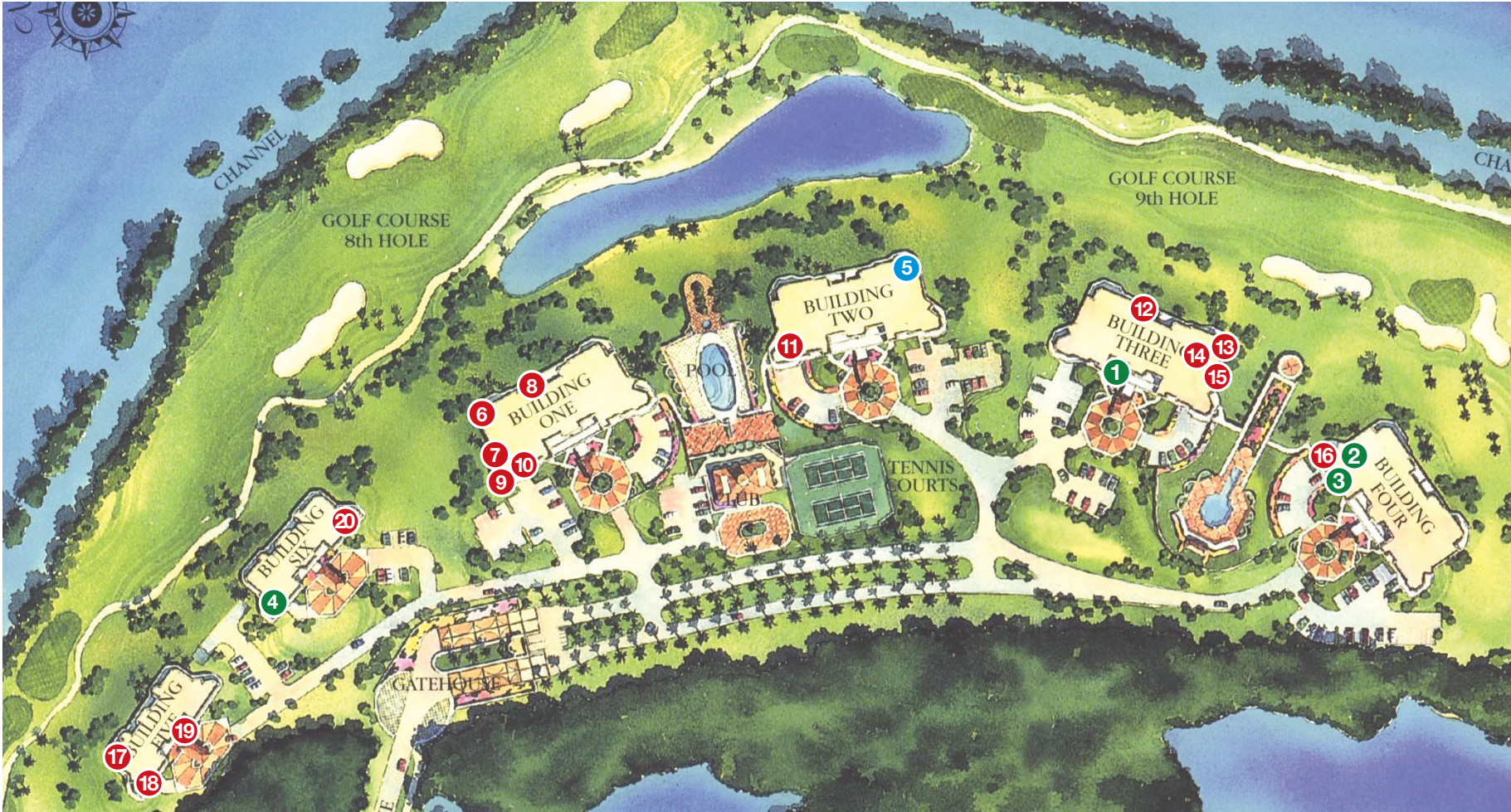
GRAND BAY

Comprehensive Analysis, September 2025

ACTIVE

PENDING

SOLD



For Sale Properties

Address	Unit	Furnishings	Floor Plan	Sq Ft Heated	Parking	List Price	LP/ SqFt
building three							
1 3030 Grand Bay Blvd	323	Unfurnished	Cayman	2,369	1	\$1,850,000	\$781
Building four							
2 3010 Grand Bay Blvd	472	Optional	Biscayne	2,143	1	\$1,725,000	\$805
3 3010 Grand Bay Blvd	482	Furnished	Biscayne	2,250	1	\$1,845,000	\$820
Building six							
4 3060 Grand Bay Blvd	632	Unfurnished	Bimini	1,276	1	\$749,000	\$587

Sale Pending

Address	Unit	Furnishings	Floor Plan	Sq Ft Heated	Parking	List Price	LP/ SqFt
building two							
5 3040 Grand Bay Blvd	216	Furnished	Antigua	2,925	1	\$1,850,000	\$632

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									
6 3060 Grand Bay Blvd	111	Unfurnished	Antigua	2,925	2	\$1,699,000	\$1,400,000	\$479	1/30/2025
7 3060 Grand Bay Blvd	112	Unfurnished	Biscayne	2,250	1	\$1,695,000	\$1,550,000	\$689	1/16/2025
8 3060 Grand Bay Blvd	124	Optional	Cayman	2,550	1	\$1,525,000	\$1,530,000	\$600	3/18/2025
9 3060 Grand Bay Blvd	152	Furnished	Biscayne	2,250	1	\$1,395,000	\$1,200,000	\$533	10/23/2024
10 3060 Grand Bay Blvd	162	Unfurnished	Biscayne	2,143	1	\$1,295,000	\$1,205,000	\$562	4/7/2025
Building two									
11 3040 Grand Bay Blvd	252	Unfurnished	Biscayne	2,250	1	\$1,575,000	\$1,450,000	\$644	12/27/2024
Building three									
12 3030 Grand Bay Blvd	343	Furnished	Cayman	2,550	1	\$2,295,000	\$2,200,000	\$863	1/10/2025
13 3030 Grand Bay Blvd	346	Unfurnished	Antigua	2,925	1	\$2,195,000	\$2,100,000	\$718	12/18/2024
14 3030 Grand Bay Blvd	386	Unfurnished	Antigua	2,925	2	\$2,495,000	\$2,400,000	\$821	1/16/2025
15 3030 Grand Bay Blvd	396	Optional	Antigua	2,925	1	\$2,250,000	\$2,000,000	\$684	2/28/2025
Building four									
16 3010 Grand Bay Blvd	422	Furnished	Biscayne	2,143	1	\$1,145,000	\$1,000,000	\$467	10/18/2024
Building five									
17 3070 Grand Bay Blvd	521	Furnished	Aruba	1,380	2	\$840,000	\$800,000	\$580	5/6/2025
18 3070 Grand Bay Blvd	533	Unfurnished	Capri	1,413	2	\$819,000	\$800,000	\$602	6/16/2025
19 3070 Grand Bay Blvd	544	Unfurnished	Capri	1,329	2	\$879,000	\$800,000	\$602	3/27/2025
Building six									
20 3070 Grand Bay Blvd	625	Unfurnished	Bimini	1,276	1	\$765,000	\$765,000	\$600	3/13/2025

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