

GRAND BAY

Comprehensive Analysis, July 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	182	Unfurnished	Biscayne	2,143	2	\$1,975,000	\$922
Building two							
2 3040 Grand Bay Blvd	234	Unfurnished	Cayman	2,550	1	\$1,695,000	\$665
Building three							
3 3030 Grand Bay Blvd	312	Unfurnished	Cayman	2143	2	\$1,295,000	\$604
4 3030 Grand Bay Blvd	323	Unfurnished	Cayman	2,369	1	\$1,850,000	\$781
Building four							
5 3010 Grand Bay Blvd	472	Optional	Biscayne	2,143	1	\$1,725,000	\$805
6 3010 Grand Bay Blvd	482	Furnished	Biscayne	2,250	1	\$1,845,000	\$820
Building six							
7 3060 Grand Bay Blvd	612	Furnished	Bimini	1,371	2	\$749,500	\$547
8 3070 Grand Bay Blvd	632	Unfurnished	Bimini	1,276	1	\$749,000	\$587
9 3070 Grand Bay Blvd	644	Optional	Capri	1,329	2	\$799,000	\$601

Sale Pending

Address	Unit	Furnishings	Floor Plan	Sq Ft Heated	Parking	List Price	LP/ SqFt
building five							
There are currently no pending sales.							

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									
10 3060 Grand Bay Blvd	111	Unfurnished	Antigua	2,925	2	\$1,699,000	\$1,400,000	\$479	1/30/2025
11 3060 Grand Bay Blvd	112	Unfurnished	Biscayne	2,250	1	\$1,695,000	\$1,550,000	\$689	1/16/2025
12 3060 Grand Bay Blvd	124	Optional	Cayman	2,550	1	\$1,525,000	\$1,530,000	\$600	3/18/2025
13 3060 Grand Bay Blvd	152	Furnished	Biscayne	2,250	1	\$1,395,000	\$1,200,000	\$533	10/23/2024
14 3060 Grand Bay Blvd	162	Unfurnished	Biscayne	2,143	1	\$1,295,000	\$1,205,000	\$562	4/7/2025
Building two									
15 3040 Grand Bay Blvd	244	Furnished	Cayman	2,550	2	\$1,695,000	\$1,450,000	\$569	8/22/2024
16 3040 Grand Bay Blvd	252	Unfurnished	Biscayne	2,250	1	\$1,575,000	\$1,450,000	\$644	12/27/2024
Building three									
17 3030 Grand Bay Blvd	343	Furnished	Cayman	2,550	1	\$2,295,000	\$2,200,000	\$863	1/10/2025
18 3030 Grand Bay Blvd	346	Unfurnished	Antigua	2,925	1	\$2,195,000	\$2,100,000	\$718	12/18/2024
19 3030 Grand Bay Blvd	386	Unfurnished	Antigua	2,925	2	\$2,495,000	\$2,400,000	\$821	1/16/2025
20 3030 Grand Bay Blvd	396	Optional	Antigua	2,925	1	\$2,250,000	\$2,000,000	\$684	2/28/2025
Building four									
21 3010 Grand Bay Blvd	422	Furnished	Biscayne	2,143	1	\$1,145,000	\$1,000,000	\$467	10/18/2024
Building five									
22 3070 Grand Bay Blvd	521	Furnished	Aruba	1,380	2	\$840,000	\$800,000	\$580	5/6/2025
23 3070 Grand Bay Blvd	533	Unfurnished	Capri	1,413	2	\$819,000	\$800,000	\$602	6/16/2025
24 3070 Grand Bay Blvd	544	Unfurnished	Capri	1,329	2	\$879,000	\$800,000	\$602	3/27/2025
Building six									
25 3070 Grand Bay Blvd	625	Unfurnished	Bimini	1,276	1	\$765,000	\$765,000	\$600	3/13/2025



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Non-Solicitation Disclaimer

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