

Grand Bay Comparative Market Analysis - December 2021

For Sale Properties

Address building one	Unit	Furnishings	Floor plan	Sq Ft Heated	Parking	List price	LP/SqFt
1 3060 Grand Bay Blvd	132	Furnished	Biscayne	2,143	1	\$1,499,000	\$699
building six							
2 3070 Grand Bay Blvd	612	Turnkey	Bimini	1,371	2	\$815,000	\$594

Sale Pending

Address building two	Unit	Furnishings	Floor plan	Sq Ft Heated	Parking	List price	LP/SqFt
3 3040 Grand Bay Blvd	235	Unfurnished	Biscayne	2,143	1	\$1,149,000	\$536
building four							
4 3010 Grand Bay Blvd	435	Turnkey	Biscayne	2,143	1	\$1,485,000	\$693

Sold Properties (within the last 12 months)

Address building one	Unit	Furnishings	Floor plan	Sq Ft Heated	Parking	List price	LP/SqFt	Sold price	SP/Sq FT
5 3060 Grand Bay Blvd	124	Unfurnished	Cayman	2,550	1	\$1,245,000	\$488	\$1,245,000	\$488
6 3060 Grand Bay Blvd	132	Unfurnished	Biscayne	2,143	1	\$1,050,000	\$490	\$975,000	\$455
7 3060 Grand Bay Blvd	142	Unfurnished	Biscayne	2,250	1	\$1,250,000	\$556	\$1,210,000	\$538
8 3060 Grand Bay Blvd	154	Unfurnished	Cayman	2,550	1	\$1,495,000	\$586	\$1,525,000	\$598
9 3060 Grand Bay Blvd	182	Unfurnished	Biscayne	2,143	2	\$1,400,000	\$653	\$1,425,000	\$665
building two									
10 3040 Grand Bay Blvd	231	Unfurnished	Antigua	2,925	2	\$1,495,000	\$511	\$1,495,000	\$511
11 3040 Grand Bay Blvd	261	Unfurnished	Antigua	2,925	2	\$1,949,000	\$666	\$2,050,000	\$701
12 3040 Grand Bay Blvd	266	Unfurnished	Antigua	2,781	2	\$1,895,000	\$681	\$2,075,000	\$746
13 3040 Grand Bay Blvd	285	Unfurnished	Biscayne	2,143	1	\$1,400,000	\$653	\$1,400,000	\$653
14 3040 Grand Bay Blvd	291	Furnished	Antigua	2,925	2	\$1,599,000	\$547	\$1,600,000	\$547
15 3040 Grand Bay Blvd	294	Unfurnished	Cayman	2,369	1	\$1,795,000	\$758	\$1,800,000	\$760
building three									
16 3030 Grand Bay Blvd	334	Unfurnished	Cayman	2,550	2	\$1,439,000	\$564	\$1,300,000	\$510
17 3030 Grand Bay Blvd	345	Unfurnished	Biscayne	2,143	1	\$995,000	\$464	\$1,045,000	\$488
18 3030 Grand Bay Blvd	352	Unfurnished	Biscayne	2,143	1	\$979,000	\$457	\$979,000	\$457
19 3030 Grand Bay Blvd	365	Unfurnished	Biscayne	2,143	0	\$1,350,000	\$630	\$1,250,000	\$583
20 3030 Grand Bay Blvd	381	Unfurnished	Antigua	2,781	2	\$1,998,000	\$718	\$2,000,000	\$719
21 3030 Grand Bay Blvd	393	Unfurnished	Cayman	2,550	2	\$1,095,000	\$429	\$1,095,000	\$429
building four									
22 3010 Grand Bay Blvd	411	Furnished	Antigua	2,925	1	\$1,590,000	\$544	\$1,590,000	\$544
23 3010 Grand Bay Blvd	482	Partial	Biscayne	2,250	1	\$1,295,000	\$576	\$1,295,000	\$576
24 3010 Grand Bay Blvd	484	Unfurnished	Cayman	2,369	1	\$1,395,000	\$589	\$1,395,000	\$589
building five									
25 3080 Grand Bay Blvd	522	Optional	Bimini	1,276	1	\$575,000	\$451	\$525,000	\$411
26 3080 Grand Bay Blvd	526	Furnished	Aruba	1,380	1	\$619,000	\$449	\$600,000	\$435
27 3080 Grand Bay Blvd	534	Unfurnished	Capri	1,413	2	\$749,000	\$530	\$749,000	\$530
28 3080 Grand Bay Blvd	535	Furnished	Bimini	1,276	2	\$595,000	\$466	\$595,000	\$466
building six									
29 3070 Grand Bay Blvd	611	Unfurnished	Aruba	1,380	1	\$629,000	\$456	\$610,000	\$442
30 3070 Grand Bay Blvd	612	Unfurnished	Bimini	1,371	2	\$559,000	\$408	\$540,000	\$394
31 3070 Grand Bay Blvd	616	Furnished	Aruba	1,380	1	\$729,000	\$528	\$730,000	\$529
32 3070 Grand Bay Blvd	632	Turnkey	Bimini	1,371	1	\$580,000	\$423	\$572,000	\$417

Roger's Total Sales in the past 12 months

\$6,655,000



Based on information from the My Florida Regional Multiple Listing Service, Inc. for the period December 10, 2020 through December 10, 2021. This information may or may not include all listed, expired, withdrawn, pending or sold properties of one or more members of the My Florida Regional Multiple Listing Service. Although the information is believed to be accurate, if not warranted, and you should not rely upon it without personal verification.

****Roger's listing/sale**

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**ACTIVE
PENDING
SOLD**



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