

Grand Bay Comparative Market Analysis - March 2022

For Sale Properties

Address	Unit	Furnishings	Floor Plan	Sq Ft Heated	Parking	List Price	LP/SqFt
building one							
1 3060 Grand Bay Blvd	112	Unfurnished	Biscayne	2,250	1	\$1,450,000	\$644
building four							
2 3010 Grand Bay Blvd	485	Unfurnished	Biscayne	2,143	1	\$1,595,000	\$744

Sale Pending

Address	Unit	Furnishings	Floor Plan	Sq Ft	Parking	List Price	LP/SqFt
building one							
3 3060 Grand Bay Blvd	174	Unfurnished	Cayman	2,369	1	\$1,700,000	\$718
building two							
4 3040 Grand Bay Blvd	236	Unfurnished	Antigua	2,925	2	\$2,500,000	\$855
building four							
5 3010 Grand Bay Blvd	433	Optional	Cayman	2,369	1	\$1,895,000	\$800
6 3010 Grand Bay Blvd	463	Furnished	Cayman	2,369	1	\$1,700,000	\$718
building six							
7 3070 Grand Bay Blvd	626	Furnished	Aruba	1,380	1	\$899,000	\$651

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									
8 3060 Grand Bay Blvd	132	Furnished	Biscayne	2,143	1	\$1,499,000	\$1,281,500	\$598	1/11/2022
9 3060 Grand Bay Blvd	132	Unfurnished	Biscayne	2,143	1	\$1,050,000	\$975,000	\$455	7/30/2021
10 3060 Grand Bay Blvd	142	Unfurnished	Biscayne	2,250	1	\$1,250,000	\$1,210,000	\$538	3/19/2021
11 3060 Grand Bay Blvd	154	Unfurnished	Cayman	2,550	1	\$1,495,000	\$1,525,000	\$598	6/1/2021
12 3060 Grand Bay Blvd	182	Unfurnished	Biscayne	2,143	2	\$1,400,000	\$1,425,000	\$665	7/28/2021
building two									
13 3040 Grand Bay Blvd	231	Unfurnished	Antigua	2,925	2	\$1,495,000	\$1,495,000	\$511	4/28/2021
14 3040 Grand Bay Blvd	235	Unfurnished	Cayman	2,143	1	\$1,149,000	\$1,149,000	\$536	12/27/2021
15 3040 Grand Bay Blvd	266	Unfurnished	Antigua	2,781	2	\$1,895,000	\$2,075,000	\$746	6/7/2021
16 3040 Grand Bay Blvd	285	Unfurnished	Biscayne	2,143	1	\$1,400,000	\$1,400,000	\$653	7/27/2021
17 3040 Grand Bay Blvd	294	Unfurnished	Cayman	2,369	1	\$1,795,000	\$1,800,000	\$760	12/7/2021
building three									
18 3030 Grand Bay Blvd	315	Unfurnished	Biscayne	2,250	1	\$1,399,000	\$1,399,000	\$622	1/31/2022
19 3030 Grand Bay Blvd	345	Unfurnished	Biscayne	2,143	1	\$995,000	\$1,045,000	\$488	5/13/2021
20 3030 Grand Bay Blvd	365	Unfurnished	Biscayne	2,143	0	\$1,350,000	\$1,250,000	\$583	9/1/2021
21 3030 Grand Bay Blvd	381	Unfurnished	Antigua	2,781	2	\$1,998,000	\$2,000,000	\$719	7/8/2021
building four									
22 3010 Grand Bay Blvd	435	Turnkey	Biscayne	2,143	1	\$1,485,000	\$1,435,000	\$670	1/12/2022
23 3010 Grand Bay Blvd	445	Furnished	Biscayne	2,143	1	\$1,495,000	\$1,425,000	\$665	2/28/2022
24 3010 Grand Bay Blvd	482	Partial	Biscayne	2,250	1	\$1,295,000	\$1,295,000	\$576	5/18/2021
25 3010 Grand Bay Blvd	484	Unfurnished	Cayman	2,369	1	\$1,395,000	\$1,395,000	\$589	5/3/2021
building five									
26 3080 Grand Bay Blvd	524	Unfurnished	Capri	1,413	2	\$825,000	\$825,000	\$584	2/10/2022
27 3080 Grand Bay Blvd	526	Furnished	Aruba	1,380	1	\$619,000	\$600,000	\$435	3/24/2021
28 3080 Grand Bay Blvd	534	Unfurnished	Capri	1,413	2	\$749,000	\$749,000	\$530	5/18/2021
29 3080 Grand Bay Blvd	535	Furnished	Bimini	1,276	2	\$595,000	\$595,000	\$466	3/17/2021
building six									
30 3070 Grand Bay Blvd	612	Turnkey	Bimini	1,371	2	\$815,000	\$815,000	\$594	1/19/2022
31 3070 Grand Bay Blvd	612	Unfurnished	Bimini	1,371	2	\$559,000	\$540,000	\$394	5/5/2021
32 3070 Grand Bay Blvd	616	Furnished	Aruba	1,380	1	\$729,000	\$730,000	\$529	4/15/2021



Based on information from the My Florida Regional Multiple Listing Service, Inc. for the period March 15, 2021 through March 15, 2022. 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**

View our properties on:

pettingell.com | floridamoves.com | coldwellbanker.com
realtor.com | fl.living.net | nytimes.com | coldwellbankerpreviews.com

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.

Grand Bay Comparative Market Analysis - March 2022

ACTIVE
PENDING
SOLD



View our properties on:

pettingell.com | floridamoves.com | coldwellbanker.com
realtor.com | fl.living.net | nytimes.com | coldwellbankerpreviews.com