

Unit PH-2C - Grand Bay Residences

PH-2C - 445 Grand Bay Dr, Key Biscayne, FL, Miami-Dade 33149

Unit Information

MLS Number:	A11555555
Status:	Active
Size:	3,820 Sq ft.
Bedrooms:	4
Full Bathrooms:	4
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces,Assigned Parking,Guest Parking
View:	
List Price:	\$5,999,900
List PPSF:	\$1,571
Valuated Price:	\$5,740,000
Valuated PPSF:	\$1,503

The above valuated price is a baseline figure that does not take into account any specific renovation, upgrade, split, merge, or deterioration of the unit.

Building Information

Number of units:	137
Number of active listings for rent:	3
Number of active listings for sale:	4
Building inventory for sale:	2%
Number of sales over the last 12 months:	4
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	0

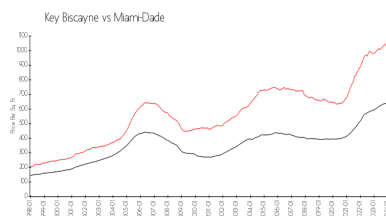
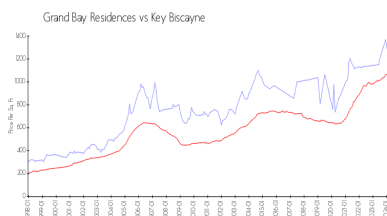
Building Association Information

Grand Bay Residences Condominium Association
(305) 365-1771

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
801	2,570 sq ft	Dec 2023	\$2,700,000	\$1,051
104	3,250 sq ft	Dec 2023	\$3,100,000	\$954
707	3,320 sq ft	Oct 2023	\$3,490,000	\$1,051
302	2,950 sq ft	Aug 2023	\$2,500,000	\$847

Market Information

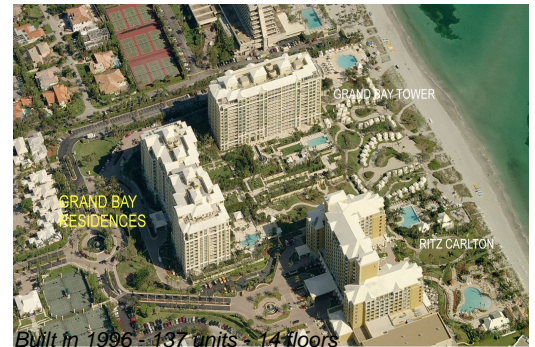


Grand Bay Residences:	\$1063/sq. ft.	Key Biscayne:	\$1083/sq. ft.
Key Biscayne:	\$1083/sq. ft.	Miami-Dade:	\$703/sq. ft.

Inventory for Sale

Grand Bay Residences	3%
Key Biscayne	2%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months



Grand Bay Residences	84 days
Key Biscayne	96 days
Miami-Dade	81 days