

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: \$5,799,000
 Valuated PPSF: \$1,518

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: 6
 Number of sales over the last 6 months: 2
 Number of sales over the last 3 months: 0

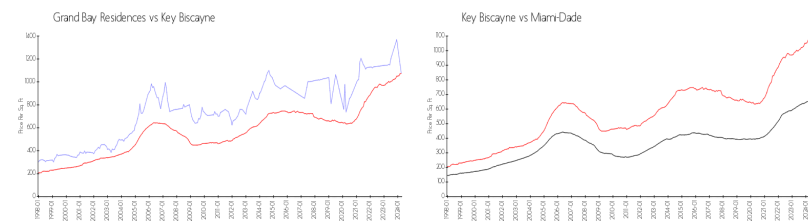
Building Association Information

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
1202	2,950 sq ft	Jun 2023	\$2,900,000	\$983

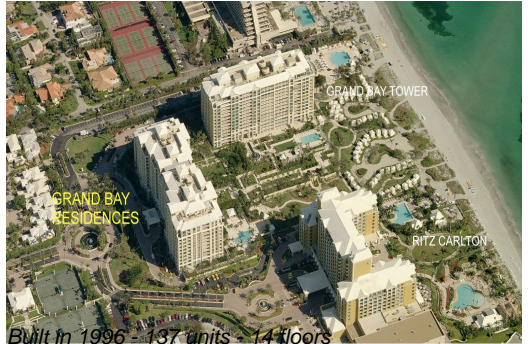
Market Information



Grand Bay Residences:	\$1073/sq. ft.	Key Biscayne:	\$1074/sq. ft.
Key Biscayne:	\$1074/sq. ft.	Miami-Dade:	\$695/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	111 days
Key Biscayne	97 days
Miami-Dade	81 days