

Unit PH-2A - Grand Bay Residences

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

Unit Information

MLS Number: A11559393
 Status: Active
 Size: 7,400 Sq ft.
 Bedrooms: 4
 Full Bathrooms: 5
 Half Bathrooms: 1
 Parking Spaces: 1 Space, Valet Parking
 View:
 List Price: \$10,500,000
 List PPSF: \$1,419
 Valuated Price: \$12,169,000
 Valuated PPSF: \$1,644

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: 5
 Building inventory for sale: 3%
 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

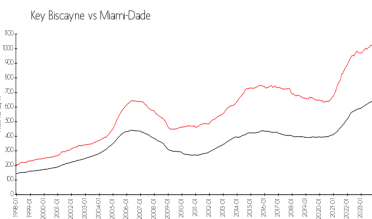
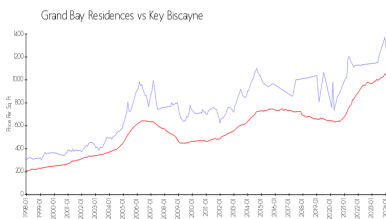
Building Association Information

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

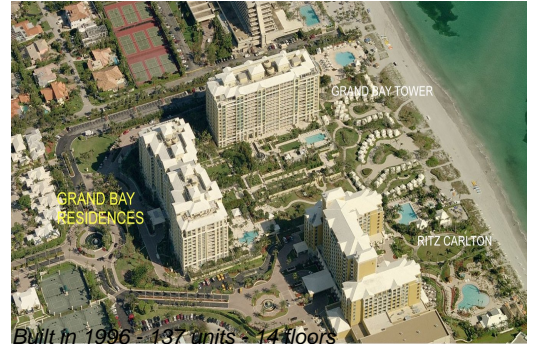


Grand Bay Residences: \$1073/sq. ft.
 Key Biscayne: \$1074/sq. ft.
 Key Biscayne: \$1074/sq. ft.
 Miami-Dade: \$694/sq. ft.

Inventory for Sale

Grand Bay Residences: 4%
 Key Biscayne: 2%
 Miami-Dade: 3%

Avg. Time to Close Over Last 12 Months



Grand Bay Residences
Key Biscayne
Miami-Dade

111 days
96 days
81 days