

# Unit PH-2A - Grand Bay Residences

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

## Unit Information

MLS Number: A11658093  
 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: \$11,566,000  
 Valuated PPSF: \$1,563

*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: 3  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 1  
 Number of sales over the last 6 months: 0  
 Number of sales over the last 3 months: 0

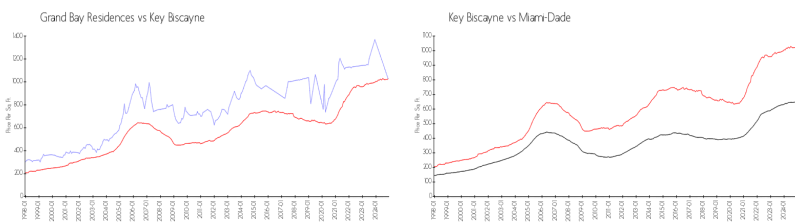
## Building Association Information

Grand Bay Residences Condominium Association  
 (305) 365-1771

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
908	3,660 sq ft	Jul 2024	\$4,500,000	\$1,230

## Market Information



Grand Bay Residences:	\$1020/sq. ft.	Key Biscayne:	\$1029/sq. ft.
Key Biscayne:	\$1029/sq. ft.	Miami-Dade:	\$688/sq. ft.

## Inventory for Sale

Grand Bay Residences: 2%  
 Key Biscayne: 3%  
 Miami-Dade: 5%

## Avg. Time to Close Over Last 12 Months

Grand Bay Residences: 135 days  
 Key Biscayne: 95 days  
 Miami-Dade: 90 days

