

Unit 1001 - Grand Bay Residences

1001 - 445 Grand Bay Dr, Key Biscayne, FL, Miami-Dade 33149

Unit Information

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|-----------------|--|
| MLS Number: | A11896664 |
| Status: | Active |
| Size: | 4,810 Sq ft. |
| Bedrooms: | 5 |
| Full Bathrooms: | 5 |
| Half Bathrooms: | 1 |
| Parking Spaces: | 1 Space,Assigned Parking,Valet Parking |
| View: | |
| List Price: | \$10,500,000 |
| List PPSF: | \$2,183 |
| Valuated Price: | \$6,624,000 |
| Valuated PPSF: | \$1,377 |

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

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| Number of units: | 137 |
| Number of active listings for rent: | 3 |
| Number of active listings for sale: | 2 |
| Building inventory for sale: | 1% |
| Number of sales over the last 12 months: | 3 |
| Number of sales over the last 6 months: | 3 |
| Number of sales over the last 3 months: | 0 |

Building Association Information

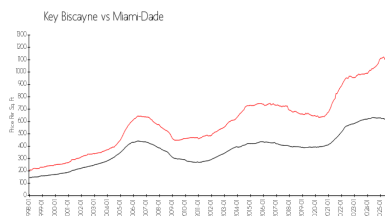
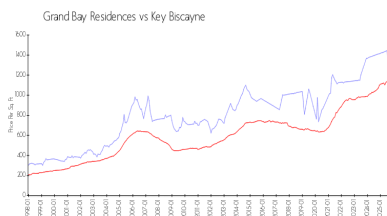
Grand Bay Residences Condominium Association
(305) 365-1771

<https://>

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|-------------|---------|
| 601 | 2,570 sq ft | Sep 2025 | \$2,662,500 | \$1,036 |
| 602 | 2,950 sq ft | Aug 2025 | \$2,750,000 | \$932 |
| 1210 | 2,950 sq ft | Jul 2025 | \$4,500,000 | \$1,525 |

Market Information



| | | | |
|-----------------------|----------------|---------------|----------------|
| Grand Bay Residences: | \$1095/sq. ft. | Key Biscayne: | \$1215/sq. ft. |
| Key Biscayne: | \$1215/sq. ft. | Miami-Dade: | \$668/sq. ft. |

Inventory for Sale

| | |
|----------------------|----|
| Grand Bay Residences | 1% |
| Key Biscayne | 2% |
| Miami-Dade | 4% |

Avg. Time to Close Over Last 12 Months

| | |
|----------------------|----------|
| Grand Bay Residences | 105 days |
| Key Biscayne | 89 days |

