

Unit 303 - Grand Bay Residences

303 - 445 Grand Bay Dr, Key Biscayne, FL, Miami-Dade 33149

Unit Information

MLS Number: A11919625
 Status: Active
 Size: 3,480 Sq ft.
 Bedrooms: 4
 Full Bathrooms: 4
 Half Bathrooms: 1
 Parking Spaces: 2 Or More Spaces,Assigned
 Parking,Covered Parking

View:
 List Price: \$3,850,000
 List PPSF: \$1,106
 Valuated Price: \$3,657,000
 Valuated PPSF: \$1,051

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: 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

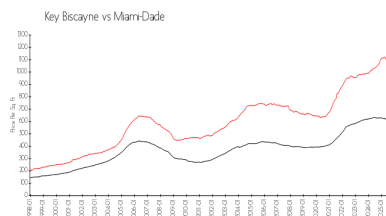
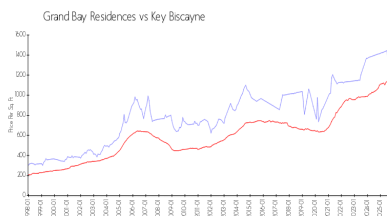
Grand Bay Residences Condominium Association
 (305) 365-1771

<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



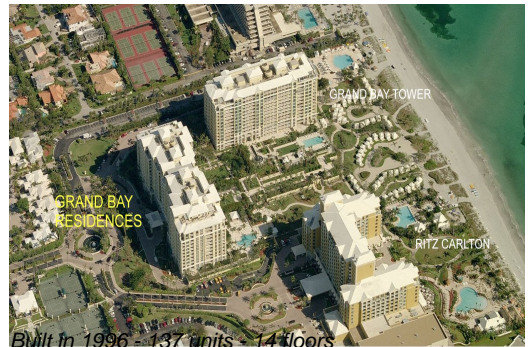
Grand Bay Residences:	\$1095/sq. ft.	Key Biscayne:	\$1215/sq. ft.
Key Biscayne:	\$1215/sq. ft.	Miami-Dade:	\$668/sq. ft.

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
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Key Biscayne
Miami-Dade

89 days
77 days