

# Unit 606 - Grand Bay Tower

606 - 430 Grand Bay Dr, Key Biscayne, FL, Miami-Dade 33149

## Unit Information

MLS Number:	A11552644
Status:	Active
Size:	2,930 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking,Valet Parking
View:	
List Price:	\$3,650,000
List PPSF:	\$1,246
Valuated Price:	\$3,468,000
Valuated PPSF:	\$1,184

*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:	100
Number of active listings for rent:	2
Number of active listings for sale:	1
Building inventory for sale:	1%
Number of sales over the last 12 months:	3
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	1

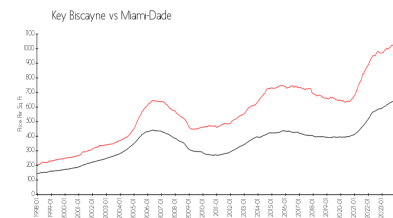
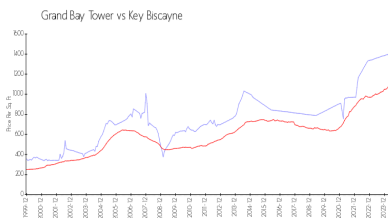
## Building Association Information

Grand Bay Towers Residence Condominium Association  
Office (305) 365-2712

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
906	2,930 sq ft	Mar 2024	\$3,700,000	\$1,263
505	2,930 sq ft	Nov 2023	\$3,750,000	\$1,280
1108	2,840 sq ft	Jul 2023	\$3,150,000	\$1,109

## Market Information



Grand Bay Tower:	\$1349/sq. ft.	Key Biscayne:	\$1074/sq. ft.
Key Biscayne:	\$1074/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Grand Bay Tower	1%
Key Biscayne	2%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months

Grand Bay Tower	74 days
Key Biscayne	96 days

