

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

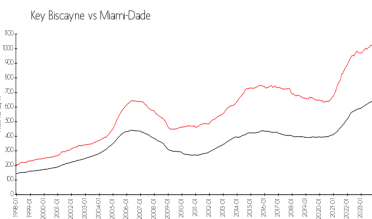
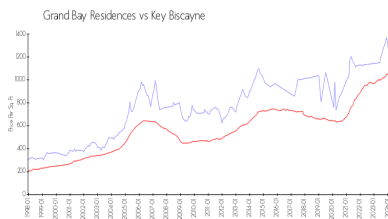
Building Association Information

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

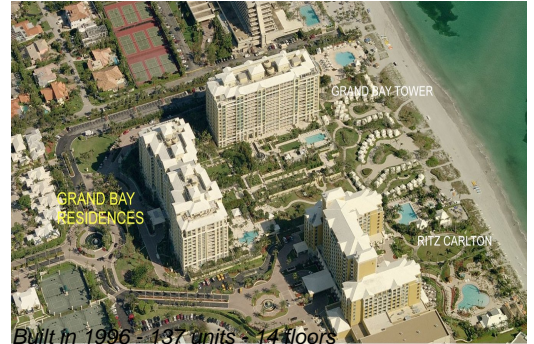


Grand Bay Residences:	\$1073/sq. ft.	Key Biscayne:	\$1074/sq. ft.
Key Biscayne:	\$1074/sq. ft.	Miami-Dade:	\$694/sq. ft.

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