

# Unit 215 - Grand Bay Residences

215 - 445 Grand Bay Dr, Key Biscayne, FL, Miami-Dade 33149

## Unit Information

MLS Number: A11569219  
 Status: Active  
 Size: 1,760 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking  
 View:  
 List Price: \$2,000,000  
 List PPSF: \$1,136  
 Valuated Price: \$1,596,000  
 Valuated PPSF: \$907

*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: 4  
 Building inventory for sale: 2%  
 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

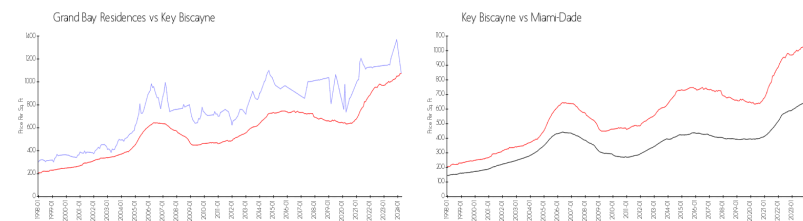
## Building Association Information

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

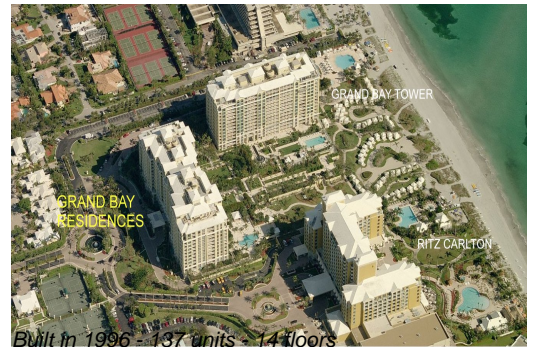
## Market Information



Grand Bay Residences:	\$1073/sq. ft.	Key Biscayne:	\$1074/sq. ft.
Key Biscayne:	\$1074/sq. ft.	Miami-Dade:	\$695/sq. ft.

## Inventory for Sale

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



## **Avg. Time to Close Over Last 12 Months**

Grand Bay Residences	111 days
Key Biscayne	97 days
Miami-Dade	81 days