



# ROGER C. PETTINGELL

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Luxury Waterfront Specialist

## Grand Bay Current Market Analysis - September 2011

### for sale properties

address	furnishings	floor plan	liv. area (A/C)	parking	list price	price per square foot	last report
<b>building one</b>							
1 3060 Grand Bay Blvd # 116	Unfurnished	Antigua	2925	2	1,195,000	409	REDUCED
2 3060 Grand Bay Blvd # 193	Unfurnished	Cayman	2550	2	1,150,000	451	NEW
<b>building two</b>							
3 3040 Grand Bay Blvd # 211	Unfurnished	Antigua	2925	1	999,000	342	
4 3040 Grand Bay Blvd # 246	Unfurnished	Antigua	2925	1	1,395,000	477	
5 3040 Grand Bay Blvd # 261	Unfurnished	Antigua	2925	1	1,149,000	393	
<b>building three</b>							
6 3030 Grand Bay Blvd # 336	Furnished	Antigua	2925	1	1,150,000	393	
7 3030 Grand Bay Blvd # 362	Unfurnished	Biscayne	2250	1	869,000	386	
8 3030 Grand Bay Blvd # 394	Unfurnished	Cayman	2550	2	1,299,000	509	NEW
<b>building four</b>							
9 3010 Grand Bay Blvd # 436	Unfurnished	Antigua	2925	2	1,425,000	487	
10 3010 Grand Bay Blvd # 446	Furnished	Antigua	2925	2	1,495,000	510	
<b>building five</b>							
No current listings							
<b>building six</b>							
11 3070 Grand Bay Blvd # 625	Unfurnished	Bimini	1276	1	519,900	407	NEW

### sale pending

address	furnishings	floor plan	liv. area (A/C)	parking	list price	price per square foot
12 3040 Grand Bay Blvd # 266	Unfurnished	Antigua	2925	2	1,250,000	449
13 3060 Grand Bay Blvd # 142	Unfurnished	Biscayne	2250	1	829,000	368

### sold properties (within the last 365 days)

address	furnishings	floor plan	liv. area (A/C)	parking	list price	close date	sale price	price per square foot
<b>building one</b>								
14 3060 Grand Bay Blvd # 194	Furnished	Cayman	2550	1	1,090,000	05/17/11	938,500	396
<b>building three</b>								
15 3030 Grand Bay Blvd # 313	Unfurnished	Cayman	2550	1	895,000	02/04/11	860,000	337
16 3030 Grand Bay Blvd # 335	Unfurnished	Biscayne	2250	2	849,000	06/23/11	740,000	329
17 3030 Grand Bay Blvd # 381	Furnished	Antigua	2925	2	1,175,000	05/16/11	1,060,000	362
<b>building four</b>								
18 3010 Grand Bay Blvd # 455	Unfurnished	Biscayne	2250	2	899,900	05/16/11	842,000	374
19 3010 Grand Bay Blvd # 481	Unfurnished	Antigua	2925	2	1,195,000	08/23/11	1,150,000	393
20 3010 Grand Bay Blvd # 495	Unfurnished	Biscayne	2250	2	1,295,000	05/17/11	1,075,000	502
<b>building five</b>								
21 3080 Grand Bay Blvd # 544	Furnished	Capri	1413	2	639,000	05/13/11	580,000	436
<b>building six</b>								
22 3070 Grand Bay Blvd # 616	Unfurnished	Aruba	1380	1	549,000	08/08/11	440,000	346
23 3070 Grand Bay Blvd # 623	Unfurnished	Capri	1413	2	525,000	05/06/11	475,000	357
24 3070 Grand Bay Blvd # 634	Furnished	Capri	1413	2	499,000	03/11/11	480,000	340
25 3070 Grand Bay Blvd # 641	Unfurnished	Aruba	1380	2	450,000	01/14/11	425,000	335
26 3070 Grand Bay Blvd # 642	Unfurnished	Bimini	1371	2	499,000	06/28/11	475,000	346
27 3070 Grand Bay Blvd # 643	Furnished	Capri	1413	1	539,000	01/05/11	475,000	357
28 3070 Grand Bay Blvd # 644	Unfurnished	Capri	1413	2	499,000	05/02/11	485,000	365
29 3070 Grand Bay Blvd # 645	Furnished	Bimini	1371	2	499,000	12/29/11	462,500	362



**\*\*Roger's listing/sale**

\*Based on information from the My Florida Regional Multiple Listing Service, Inc. for the period September 13, 2010 through September 13, 2011. This information may or may not include all listed, expired, withdrawn, pending or sold properties of one or more members of the My Florida Regional Multiple Listing Service. Although the information is believed to be accurate, if not warranted, and you should not rely upon it without personal verification.

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ACTIVE  
PENDING  
SOLD



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Coldwell Banker Residential Real Estate, Inc. 201 Gulf of Mexico Drive Suite 1 Longboat Key, Florida 34228

