

# Unit 6419-1 - Bay Colony Club

6419-1 - 6201-6529 Bay Club Dr, Fort Lauderdale, FL, Broward 3308

## Unit Information

MLS Number:	A11342869
Status:	Pending
Size:	1,200 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	Assigned Parking,Guest Parking
View:	
List Price:	\$368,000
List PPSF:	\$307
Valuated Price:	\$406,000
Valuated PPSF:	\$338

*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:	640
Number of active listings for rent:	26
Number of active listings for sale:	7
Building inventory for sale:	1%
Number of sales over the last 12 months:	28
Number of sales over the last 6 months:	11
Number of sales over the last 3 months:	5

## Building Association Information

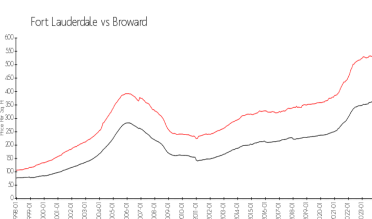
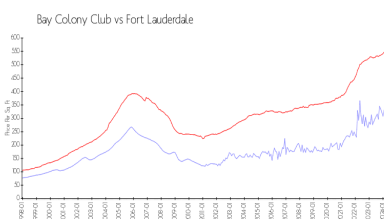
Bay Colony Club Condominium Inc  
6333 Bay Club Drive Ofc Fort Lauderdale  
(954)491-4040  
residentservices@baycolonyclub.org

[http://baycolonyclub.org/bcclub/outside\\_home.asp](http://baycolonyclub.org/bcclub/outside_home.asp)

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1	1,200 sq ft	Mar 2024	\$424,000	\$353
4	1,200 sq ft	Feb 2024	\$375,000	\$313
1	1,200 sq ft	Feb 2024	\$407,500	\$340
2	1,200 sq ft	Feb 2024	\$340,000	\$283
2	1,000 sq ft	Jan 2024	\$250,000	\$250
4	850 sq ft	Jan 2024	\$256,250	\$301

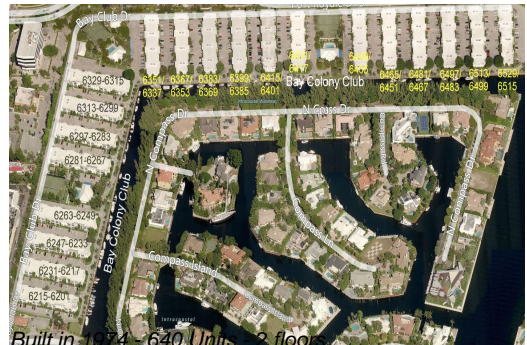
## Market Information



Bay Colony Club:	\$317/sq. ft.	Fort Lauderdale:	\$548/sq. ft.
Fort Lauderdale:	\$548/sq. ft.	Broward:	\$351/sq. ft.

## Inventory for Sale

Bay Colony Club	1%
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Fort Lauderdale	4%
Broward	3%

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

Bay Colony Club	68 days
Fort Lauderdale	74 days
Broward	65 days