

# Unit 6307-3 - Bay Colony Club

6307-3 - 6201-6529 Bay Club Dr, Fort Lauderdale, FL, Broward 3308

## Unit Information

MLS Number: A11696914  
 Status: Active  
 Size: 850 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$260,000  
 List PPSF: \$306  
 Valuated Price: \$261,000  
 Valuated PPSF: \$307

*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: 13  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 20  
 Number of sales over the last 6 months: 8  
 Number of sales over the last 3 months: 4

## Building Association Information

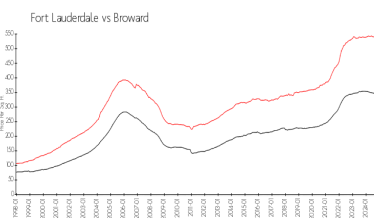
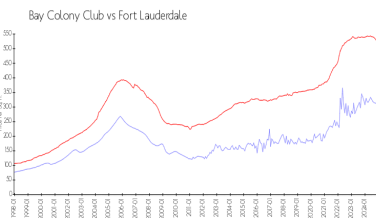
Bay Colony Club Condominium Inc  
 6333 Bay Club Drive Ofc Fort Lauderdale  
 (954)491-4040  
 residentservices@baycolonyclub.org

[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	Jan 2025	\$390,000	\$325
6507-1	850 sq ft	Jan 2025	\$265,000	\$312
2	1,200 sq ft	Dec 2024	\$425,000	\$354
6521-3	850 sq ft	Nov 2024	\$260,000	\$306
1	1,200 sq ft	Sep 2024	\$425,000	\$354
1	1,200 sq ft	Sep 2024	\$475,000	\$396

## Market Information

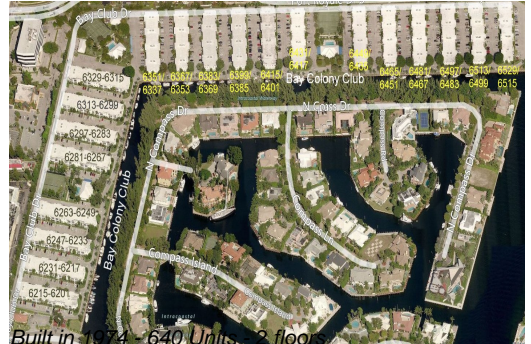


Bay Colony Club: \$313/sq. ft.  
 Fort Lauderdale: \$527/sq. ft.

Fort Lauderdale: \$527/sq. ft.  
 Broward: \$334/sq. ft.

## Inventory for Sale

Bay Colony Club: 2%  
 Fort Lauderdale: 6%  
 Broward: 5%



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

Bay Colony Club	83 days
Fort Lauderdale	89 days
Broward	78 days