

# Unit 6397-3 - Bay Colony Club

6397-3 - 6201-6529 Bay Club Dr, Fort Lauderdale, FL, Broward 3308

## Unit Information

MLS Number: A11701588  
 Status: Pending  
 Size: 1,200 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Additional Spaces Available,Assigned Parking

View:  
 List Price: \$340,000  
 List PPSF: \$283  
 Valuated Price: \$404,000  
 Valuated PPSF: \$337

*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.*

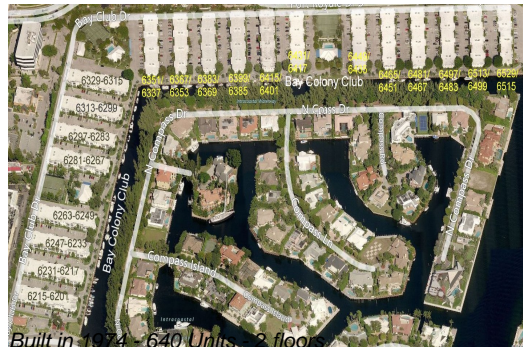
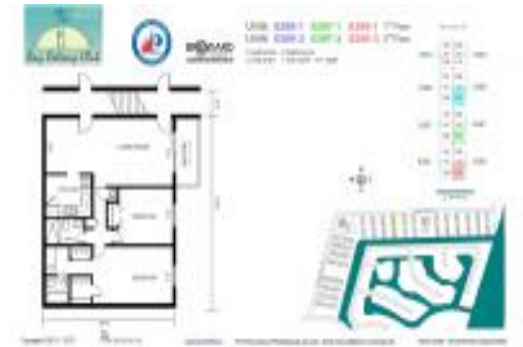
## Building Information

Number of units: 640  
 Number of active listings for rent: 26  
 Number of active listings for sale: 17  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 20  
 Number of sales over the last 6 months: 6  
 Number of sales over the last 3 months: 2

## Building Association Information

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

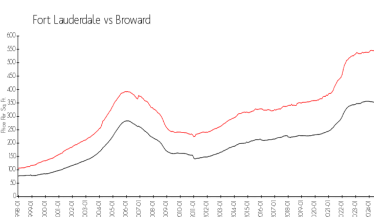
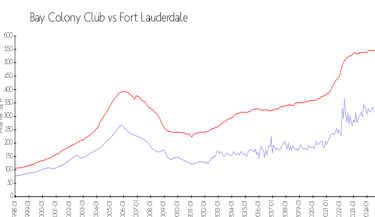
[http://baycolonyclub.org/bcclub/outside\\_home.asp](http://baycolonyclub.org/bcclub/outside_home.asp)



## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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
6523-4	850 sq ft	Aug 2024	\$360,000	\$424
4	1,200 sq ft	Aug 2024	\$410,000	\$342

## Market Information



Bay Colony Club: \$312/sq. ft.  
 Fort Lauderdale: \$535/sq. ft.

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 Broward: \$334/sq. ft.

## Inventory for Sale

Bay Colony Club 3%  
 Fort Lauderdale 6%  
 Broward 5%

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

Bay Colony Club	76 days
Fort Lauderdale	89 days
Broward	76 days