

# Unit 6245-1 - Bay Colony Club

6245-1 - 6201-6529 Bay Club Dr, Fort Lauderdale, FL, Broward 3308

## Unit Information

MLS Number: F10435449  
 Status: Active  
 Size: 1,250 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space, Guest Parking  
 View: Other View  
 List Price: \$425,000  
 List PPSF: \$340  
 Valuated Price: \$316,000  
 Valuated PPSF: \$263

*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: 8  
 Building inventory for sale: 1%  
 Number of sales over the last 12 months: 26  
 Number of sales over the last 6 months: 9  
 Number of sales over the last 3 months: 4

## Building Association Information

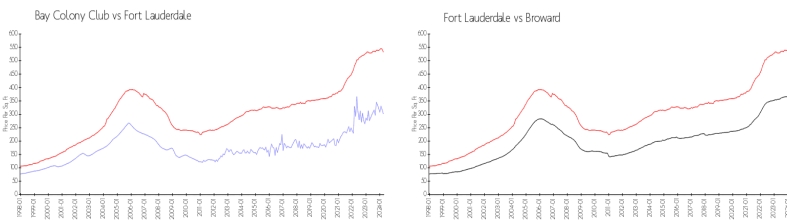
Bay Colony Club Condominium Inc  
 6333 Bay Club Drive Ofc Fort Lauderdale  
 (954)491-4040  
 residentservices@baycolonyclub.org

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2	850 sq ft	Apr 2024	\$207,500	\$244
4	1,200 sq ft	Apr 2024	\$382,500	\$319
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

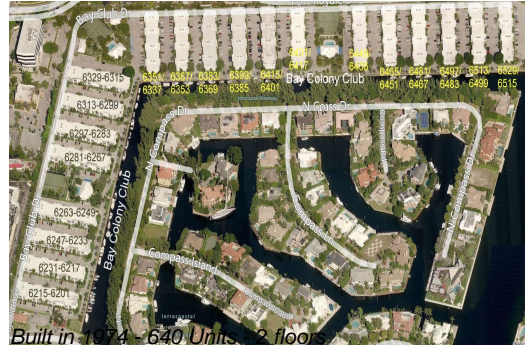
## Market Information



Bay Colony Club: \$302/sq. ft.  
 Fort Lauderdale: \$533/sq. ft.  
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 Broward: \$351/sq. ft.

## Inventory for Sale

Bay Colony Club 1%



Fort Lauderdale	4%
Broward	4%

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

Bay Colony Club	66 days
Fort Lauderdale	76 days
Broward	67 days