

Unit 6521-3 - Bay Colony Club

6521-3 - 6201-6529 Bay Club Dr, Fort Lauderdale, FL, Broward 3308

Unit Information

MLS Number: F10447471
 Status: Pending
 Size: 850 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms: 1
 Parking Spaces: 1 Space, Guest Parking
 View: Garden View
 List Price: \$285,000
 List PPSF: \$335
 Valuated Price: \$265,000
 Valuated PPSF: \$312

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: 11
 Building inventory for sale: 1%
 Number of sales over the last 12 months: 21
 Number of sales over the last 6 months: 11
 Number of sales over the last 3 months: 2

Building Association Information

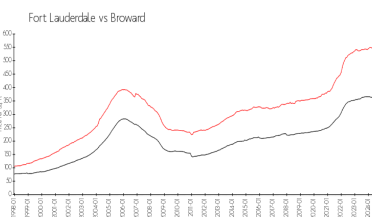
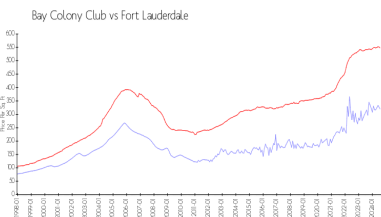
Bay Colony Club Condominium Inc
 6333 Bay Club Drive Ofc Fort Lauderdale
 (954)491-4040
 residentservices@baycolonyclub.org

http://baycolonyclub.org/bcclub/outside_home.asp

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
6523-4	850 sq ft	Aug 2024	\$360,000	\$424
4	1,200 sq ft	Aug 2024	\$410,000	\$342
4	850 sq ft	Jun 2024	\$266,000	\$313
2	1,200 sq ft	Jun 2024	\$450,000	\$375
1	1,200 sq ft	Jun 2024	\$345,000	\$288
1	1,250 sq ft	Jun 2024	\$415,000	\$332
4	850 sq ft	Jun 2024	\$266,800	\$314

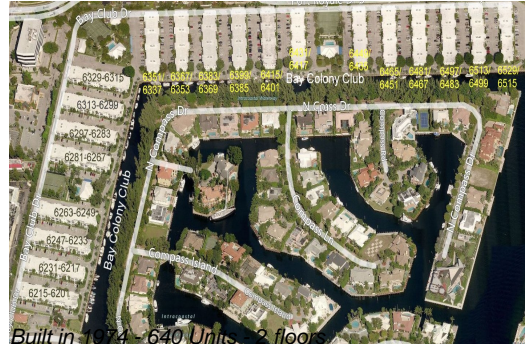
Market Information



Bay Colony Club: \$319/sq. ft.
 Fort Lauderdale: \$547/sq. ft.

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 Broward: \$346/sq. ft.

Inventory for Sale



Bay Colony Club	2%
Fort Lauderdale	5%
Broward	4%

Avg. Time to Close Over Last 12 Months

Bay Colony Club	72 days
Fort Lauderdale	84 days
Broward	72 days