

Unit 6459-3 - Bay Colony Club

6459-3 - 6201-6529 Bay Club Dr, Fort Lauderdale, FL, Broward 3308

Unit Information

MLS Number:	F10450651
Status:	Active
Size:	850 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space,Guest Parking
View:	Other View
List Price:	\$309,000
List PPSF:	\$364
Valuated Price:	\$262,000
Valuated PPSF:	\$308

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:	19
Building inventory for sale:	2%
Number of sales over the last 12 months:	20
Number of sales over the last 6 months:	9
Number of sales over the last 3 months:	3

Building Association Information

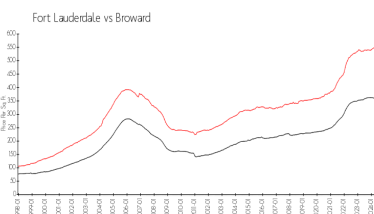
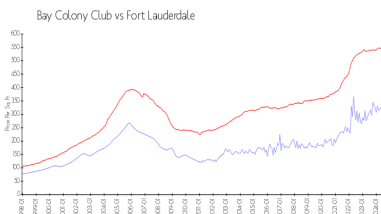
Bay Colony Club Condominium Inc
6333 Bay Club Drive Ofc Fort Lauderdale
(954)491-4040
residentservices@baycolonyclub.org

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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

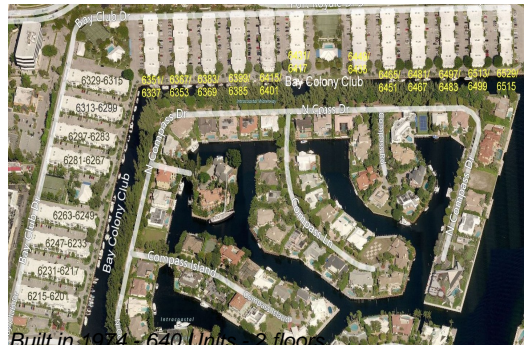


Bay Colony Club:	\$315/sq. ft.	Fort Lauderdale:	\$539/sq. ft.
Fort Lauderdale:	\$539/sq. ft.	Broward:	\$339/sq. ft.

Inventory for Sale

Bay Colony Club	3%
Fort Lauderdale	5%
Broward	4%

Avg. Time to Close Over Last 12 Months



Bay Colony Club
Fort Lauderdale
Broward

77 days
87 days
75 days