

Unit 6445-3 - Bay Colony Club

6445-3 - 6201-6529 Bay Club Dr, Fort Lauderdale, FL, Broward 3308

Unit Information

MLS Number: F10451913
 Status: Active
 Size: 1,250 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: Assigned Parking, Guest Parking
 View: Other View
 List Price: \$379,000
 List PPSF: \$303
 Valuated Price: \$370,000
 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: 18
 Building inventory for sale: 2%
 Number of sales over the last 12 months: 20
 Number of sales over the last 6 months: 10
 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

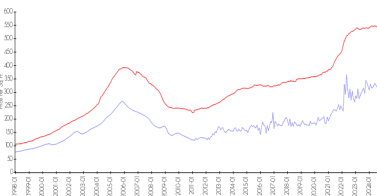
http://baycolonyclub.org/bcclub/outside_home.asp

Recent Sales

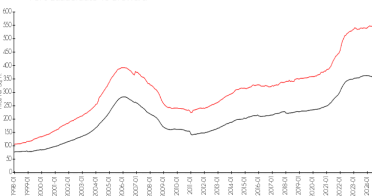
Unit #	Size	Closing Date	Sale Price	PPSF
6521-3	850 sq ft	Nov 2024	\$260,000	\$306
1	1,200 sq ft	Sep 2024	\$425,000	\$354
1	1,200 sq ft	Sep 2024	\$475,000	\$396
6523-4	850 sq ft	Aug 2024	\$360,000	\$424
4	1,200 sq ft	Aug 2024	\$410,000	\$342

Market Information

Bay Colony Club vs Fort Lauderdale



Fort Lauderdale vs Broward

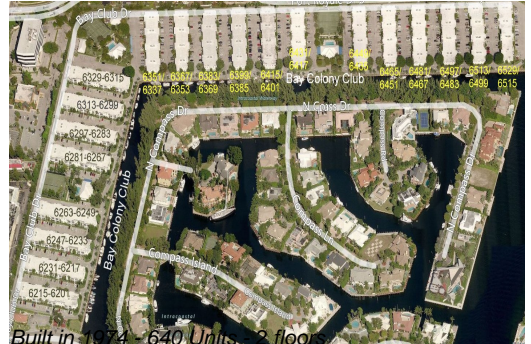


Bay Colony Club: \$315/sq. ft. Fort Lauderdale: \$539/sq. ft.
 Fort Lauderdale: \$539/sq. ft. Broward: \$339/sq. ft.

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
86 days
74 days