

# Unit 6453-2 - Bay Colony Club

6453-2 - 6201-6529 Bay Club Dr, Fort Lauderdale, FL, Broward 3308

## Unit Information

MLS Number: F10457435  
 Status: Active  
 Size: 1,200 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space,Assigned Parking  
 View: Garden View  
 List Price: \$399,000  
 List PPSF: \$333  
 Valuated Price: \$366,000  
 Valuated PPSF: \$305

*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

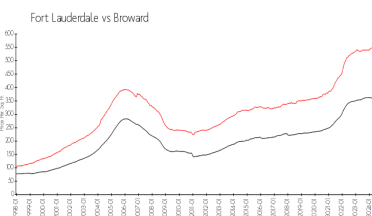
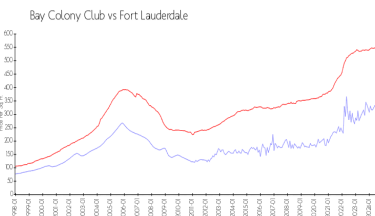
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 6333 Bay Club Drive Ofc Fort Lauderdale  
 (954)491-4040  
 residentservices@baycolonyclub.org

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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

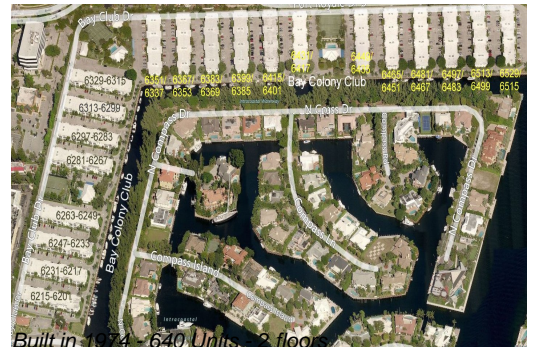


Bay Colony Club: \$315/sq. ft.      Fort Lauderdale: \$539/sq. ft.  
 Fort Lauderdale: \$539/sq. ft.      Broward: \$339/sq. ft.

## 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  
86 days  
74 days