

Unit 6371-3 - Bay Colony Club

6371-3 - 6201-6529 Bay Club Dr, Fort Lauderdale, FL, Broward 3308

Unit Information

MLS Number: F10464527
 Status: Active
 Size: 1,200 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 1
 Half Bathrooms: 1
 Parking Spaces: 1 Space, Guest Parking
 View: Garden View
 List Price: \$389,900
 List PPSF: \$325
 Valuated Price: \$405,000
 Valuated PPSF: \$338

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: 14
 Building inventory for sale: 2%
 Number of sales over the last 12 months: 21
 Number of sales over the last 6 months: 8
 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

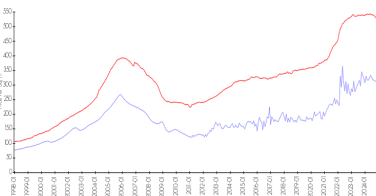
http://baycolonyclub.org/bcclub/outside_home.asp

Recent Sales

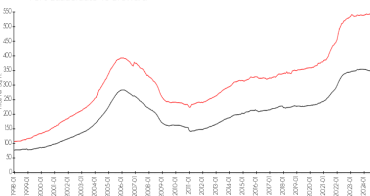
Unit #	Size	Closing Date	Sale Price	PPSF
1	1,200 sq ft	Jan 2025	\$390,000	\$325
6507-1	850 sq ft	Jan 2025	\$265,000	\$312
2	1,200 sq ft	Dec 2024	\$425,000	\$354
6521-3	850 sq ft	Nov 2024	\$260,000	\$306
1	1,200 sq ft	Sep 2024	\$425,000	\$354
1	1,200 sq ft	Sep 2024	\$475,000	\$396

Market Information

Bay Colony Club vs Fort Lauderdale



Fort Lauderdale vs Broward

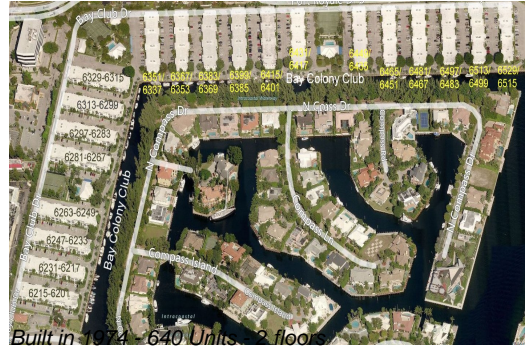


Bay Colony Club: \$313/sq. ft.
 Fort Lauderdale: \$527/sq. ft.

Fort Lauderdale: \$527/sq. ft.
 Broward: \$334/sq. ft.

Inventory for Sale

Bay Colony Club: 2%
 Fort Lauderdale: 6%
 Broward: 5%



Avg. Time to Close Over Last 12 Months

Bay Colony Club	84 days
Fort Lauderdale	89 days
Broward	78 days