

# Unit 6415-1 - Bay Colony Club

6415-1 - 6201-6529 Bay Club Dr, Fort Lauderdale, FL, Broward 3308

## Unit Information

MLS Number: F10474282  
 Status: Pending  
 Size: 1,200 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space,Assigned Parking  
 View: Canal,Garden View  
 List Price: \$459,000  
 List PPSF: \$383  
 Valuated Price: \$418,000  
 Valuated PPSF: \$348

*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: 17  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 20  
 Number of sales over the last 6 months: 6  
 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

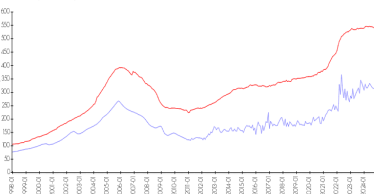
[http://baycolonyclub.org/bcclub/outside\\_home.asp](http://baycolonyclub.org/bcclub/outside_home.asp)

## Recent Sales

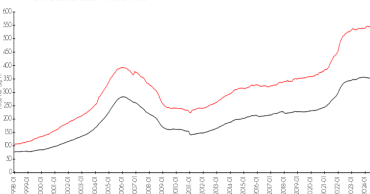
Unit #	Size	Closing Date	Sale Price	PPSF
2	1,200 sq ft	Dec 2024	\$425,000	\$354
6521-3	850 sq ft	Nov 2024	\$260,000	\$306
1	1,200 sq ft	Sep 2024	\$425,000	\$354
1	1,200 sq ft	Sep 2024	\$475,000	\$396
6523-4	850 sq ft	Aug 2024	\$360,000	\$424
4	1,200 sq ft	Aug 2024	\$410,000	\$342

## Market Information

Bay Colony Club vs Fort Lauderdale



Fort Lauderdale vs Broward

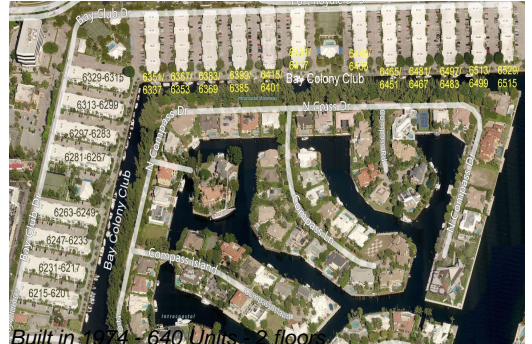


Bay Colony Club: \$312/sq. ft.  
 Fort Lauderdale: \$535/sq. ft.

Fort Lauderdale: \$535/sq. ft.  
 Broward: \$334/sq. ft.

## Inventory for Sale

Bay Colony Club: 3%  
 Fort Lauderdale: 6%  
 Broward: 5%



**Avg. Time to Close Over Last 12 Months**

Bay Colony Club	76 days
Fort Lauderdale	89 days
Broward	76 days