

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

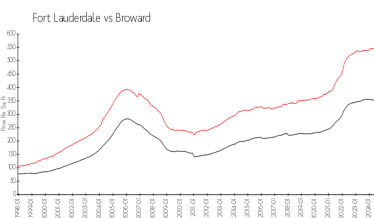
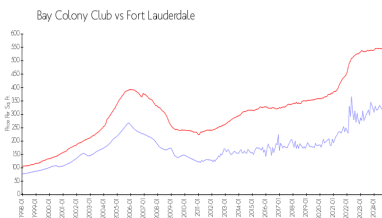
Bay Colony Club Condominium Inc
6333 Bay Club Drive Ofc Fort Lauderdale
(954)491-4040
residentservices@baycolonyclub.org

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

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

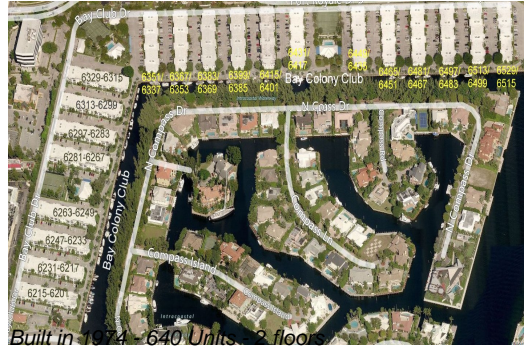


Bay Colony Club: \$312/sq. ft.
Fort Lauderdale: \$535/sq. ft.

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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