

# Unit 6345-1 - Bay Colony Club

6345-1 - 6201-6529 Bay Club Dr, Fort Lauderdale, FL, Broward 3308

## Unit Information

MLS Number:	F10482649
Status:	Active
Size:	900 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	Assigned Parking,Guest Parking
View:	
List Price:	\$235,000
List PPSF:	\$261
Valuated Price:	\$250,000
Valuated PPSF:	\$294

*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:	21
Building inventory for sale:	3%
Number of sales over the last 12 months:	18
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	2

## Building Association Information

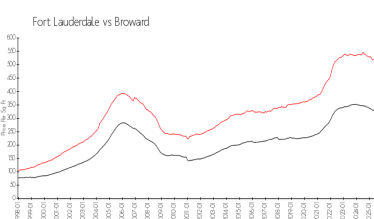
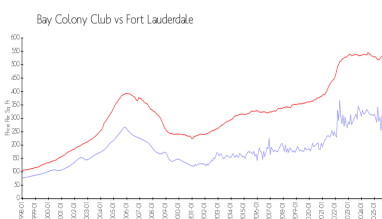
Bay Colony Club Condominium Inc  
6333 Bay Club Drive Ofc Fort Lauderdale  
(954)491-4040  
residentservices@baycolonyclub.org

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2	1,200 sq ft	Dec 2025	\$270,000	\$225
1	1,250 sq ft	Sep 2025	\$330,000	\$264
3	850 sq ft	Aug 2025	\$284,000	\$334
3	1,200 sq ft	Jul 2025	\$200,000	\$167
3	1,200 sq ft	Jun 2025	\$320,000	\$267
3	1,200 sq ft	Jun 2025	\$300,000	\$250
4	1,260 sq ft	Jun 2025	\$415,000	\$329

## Market Information

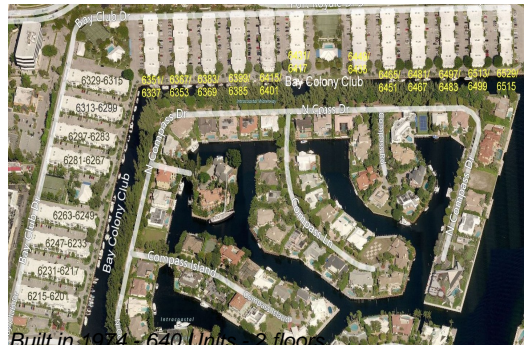


Bay Colony Club: \$275/sq. ft.  
Fort Lauderdale: \$535/sq. ft.

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Broward: \$311/sq. ft.

## Inventory for Sale

Bay Colony Club	3%
Fort Lauderdale	4%
Broward	4%



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

Bay Colony Club	86 days
Fort Lauderdale	100 days
Broward	87 days