

Unit 6407-3 - Bay Colony Club

6407-3 - 6201-6529 Bay Club Dr, Fort Lauderdale, FL, Broward 3308

Unit Information

MLS Number:	F10502861
Status:	Active
Size:	850 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking
View:	
List Price:	\$249,000
List PPSF:	\$293
Valuated Price:	\$252,000
Valuated PPSF:	\$296

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:	6
Number of sales over the last 3 months:	2

Building Association Information

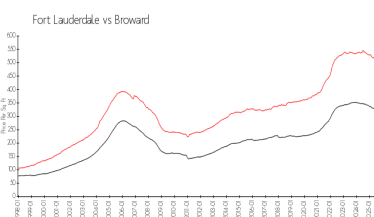
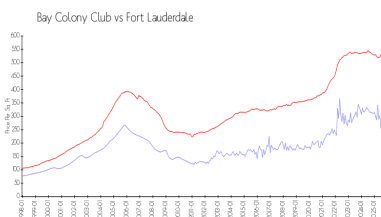
Bay Colony Club Condominium Inc
6333 Bay Club Drive Ofc Fort Lauderdale
(954)491-4040
residentservices@baycolonyclub.org

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

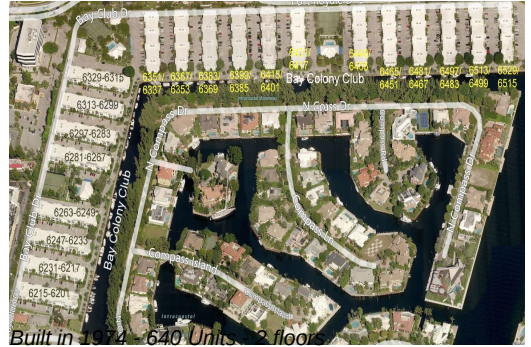


Bay Colony Club: \$275/sq. ft.
Fort Lauderdale: \$535/sq. ft.

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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	88 days