

# Unit 6409-2 - Bay Colony Club

6409-2 - 6201-6529 Bay Club Dr, Fort Lauderdale, FL, Broward 3308

## Unit Information

|                 |                                        |
|-----------------|----------------------------------------|
| MLS Number:     | F10507981                              |
| Status:         | Active                                 |
| Size:           | 850 Sq ft.                             |
| Bedrooms:       | 1                                      |
| Full Bathrooms: | 1                                      |
| Half Bathrooms: | 1                                      |
| Parking Spaces: | 1 Space,Assigned Parking,Guest Parking |
| View:           |                                        |
| List Price:     | \$269,000                              |
| List PPSF:      | \$316                                  |
| 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:  | 6   |
| Number of sales over the last 3 months:  | 2   |

## Building Association Information

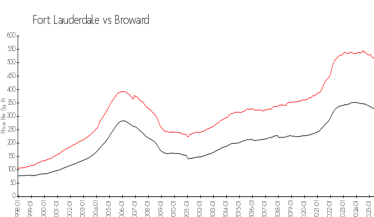
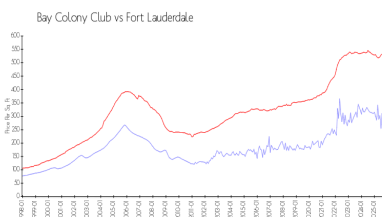
Bay Colony Club Condominium Inc  
6333 Bay Club Drive Ofc Fort Lauderdale  
(954)491-4040  
residentservices@baycolonyclub.org

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

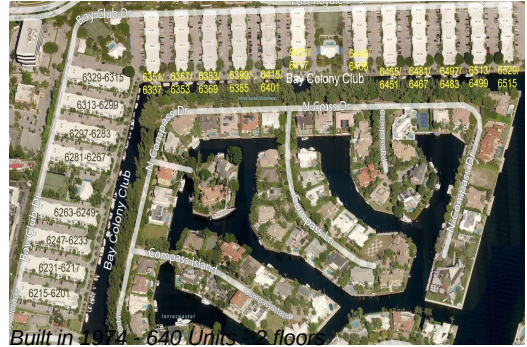


Bay Colony Club: \$275/sq. ft.  
Fort Lauderdale: \$535/sq. ft.

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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  |