

# Unit 6447-4 - Bay Colony Club

6447-4 - 6201-6529 Bay Club Dr, Fort Lauderdale, FL, Broward 3308

## Unit Information

MLS Number: RX-10978924  
 Status: Active  
 Size: 1,260 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Assigned, Guest  
 View: Canal  
 List Price: \$445,000  
 List PPSF: \$353  
 Valuated Price: \$355,000  
 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: 8  
 Building inventory for sale: 1%  
 Number of sales over the last 12 months: 26  
 Number of sales over the last 6 months: 9  
 Number of sales over the last 3 months: 4

## Building Association Information

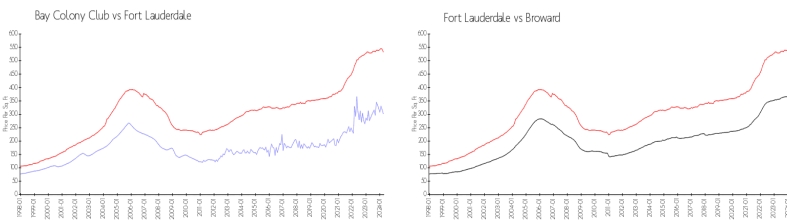
Bay Colony Club Condominium Inc  
 6333 Bay Club Drive Ofc Fort Lauderdale  
 (954)491-4040  
 residentservices@baycolonyclub.org

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

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 2      | 850 sq ft   | Apr 2024     | \$207,500  | \$244 |
| 4      | 1,200 sq ft | Apr 2024     | \$382,500  | \$319 |
| 1      | 1,200 sq ft | Mar 2024     | \$424,000  | \$353 |
| 4      | 1,200 sq ft | Feb 2024     | \$375,000  | \$313 |
| 1      | 1,200 sq ft | Feb 2024     | \$407,500  | \$340 |
| 2      | 1,200 sq ft | Feb 2024     | \$340,000  | \$283 |

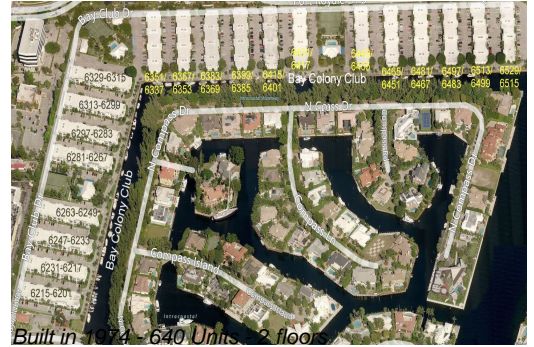
## Market Information



Bay Colony Club: \$302/sq. ft.  
 Fort Lauderdale: \$533/sq. ft.  
 Fort Lauderdale: \$533/sq. ft.  
 Broward: \$351/sq. ft.

## Inventory for Sale

Bay Colony Club 1%



|                 |    |
|-----------------|----|
| Fort Lauderdale | 4% |
| Broward         | 4% |

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

|                 |         |
|-----------------|---------|
| Bay Colony Club | 66 days |
| Fort Lauderdale | 76 days |
| Broward         | 67 days |