

Unit 6453-4 - Bay Colony Club

6453-4 - 6201-6529 Bay Club Dr, Fort Lauderdale, FL, Broward 3308

Unit Information

MLS Number:	F10428662
Status:	Active
Size:	1,200 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking
View:	Garden View
List Price:	\$459,000
List PPSF:	\$383
Valuated Price:	\$361,000
Valuated PPSF:	\$301

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:	9
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:	3

Building Association Information

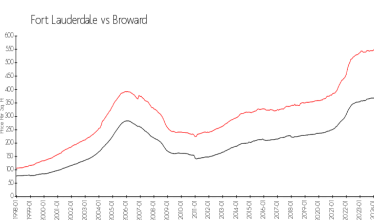
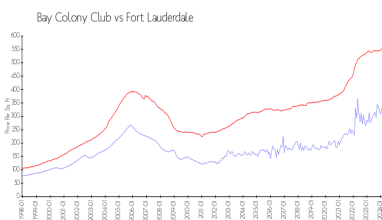
Bay Colony Club Condominium Inc
6333 Bay Club Drive Ofc Fort Lauderdale
(954)491-4040
residentservices@baycolonyclub.org

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2	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

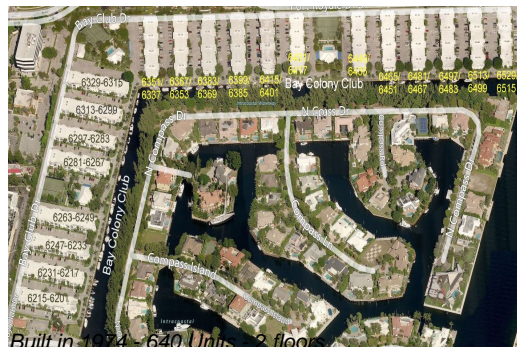


Bay Colony Club: \$307/sq. ft.
Fort Lauderdale: \$550/sq. ft.

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Broward: \$350/sq. ft.

Inventory for Sale

Bay Colony Club 1%



Fort Lauderdale	4%
Broward	3%

Avg. Time to Close Over Last 12 Months

Bay Colony Club	66 days
Fort Lauderdale	79 days
Broward	68 days