

# 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:	\$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

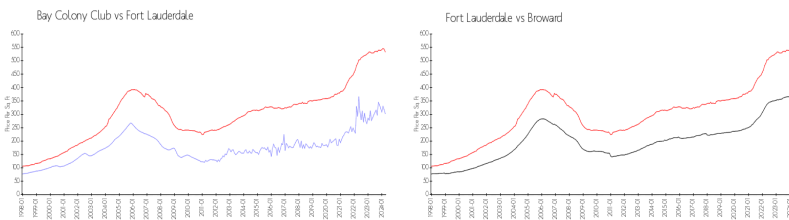
Bay Colony Club Condominium Inc  
 6333 Bay Club Drive Ofc Fort Lauderdale  
 (954)491-4040  
 residentservices@baycolonyclub.org

[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

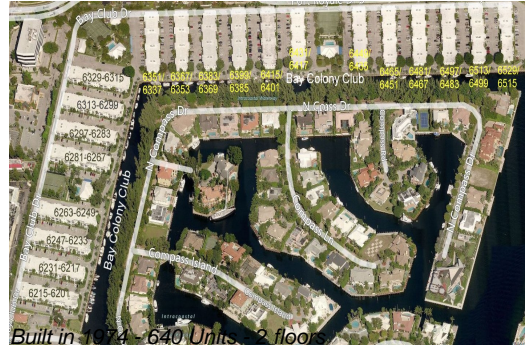
## Market Information



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