

Unit 1902 - W Residences

1902 - 3101 Bayshore Dr, Fort Lauderdale, FL, Broward 33304

Unit Information

| | |
|-----------------|--|
| MLS Number: | A11462848 |
| Status: | Active |
| Size: | 1,463 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | |
| Parking Spaces: | Assigned Parking,Covered Parking,Valet Parking |
| View: | |
| List Price: | \$999,999 |
| List PPSF: | \$684 |
| Valuated Price: | \$1,052,000 |
| Valuated PPSF: | \$719 |

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: | 171 |
| Number of active listings for rent: | 3 |
| Number of active listings for sale: | 26 |
| Building inventory for sale: | 15% |
| Number of sales over the last 12 months: | 15 |
| Number of sales over the last 6 months: | 6 |
| Number of sales over the last 3 months: | 2 |

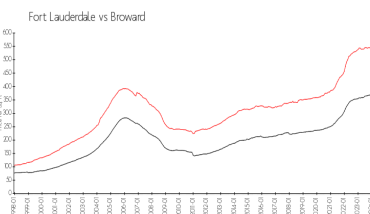
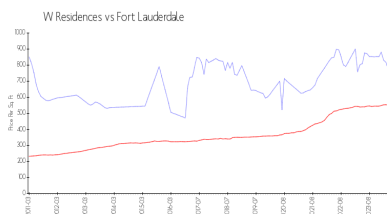
Building Association Information

W RESIDENCES
3101 Bayshore Dr
Fort Lauderdale, FL33304
+1 (954) 462-1633

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|-------------|---------|
| 1702 | 1,329 sq ft | May 2024 | \$911,000 | \$685 |
| 1901 | 709 sq ft | Mar 2024 | \$750,000 | \$1,058 |
| 2306 | 1,176 sq ft | Mar 2024 | \$1,240,000 | \$1,054 |
| 1505 | 1,283 sq ft | Feb 2024 | \$1,075,000 | \$838 |
| 2201 | 709 sq ft | Jan 2024 | \$765,000 | \$1,079 |

Market Information

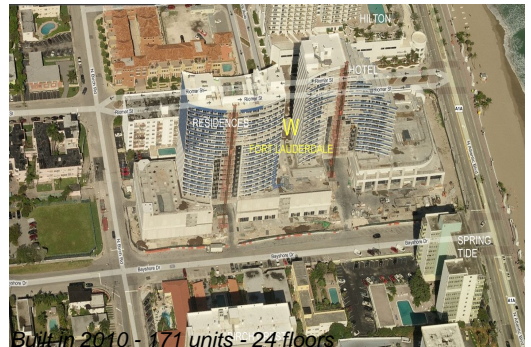


W Residences: \$721/sq. ft.
Fort Lauderdale: \$550/sq. ft.

Fort Lauderdale: \$550/sq. ft.
Broward: \$350/sq. ft.

Inventory for Sale

| | |
|-----------------|-----|
| W Residences | 15% |
| Fort Lauderdale | 4% |
| Broward | 3% |



Avg. Time to Close Over Last 12 Months

| | |
|-----------------|---------|
| W Residences | 88 days |
| Fort Lauderdale | 79 days |
| Broward | 68 days |