

Unit 2108 - W Residences

2108 - 3101 Bayshore Dr, Fort Lauderdale, FL, Broward 33304

Unit Information

| | |
|-----------------|--------------------------------|
| MLS Number: | A11297579 |
| Status: | Active |
| Size: | 1,214 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | |
| Parking Spaces: | Covered Parking, Valet Parking |
| View: | |
| List Price: | \$1,199,000 |
| List PPSF: | \$988 |
| Valuated Price: | \$1,208,000 |
| Valuated PPSF: | \$875 |

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: | 5 |
| Number of sales over the last 3 months: | 4 |

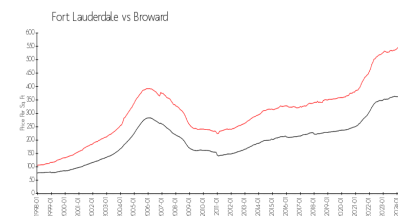
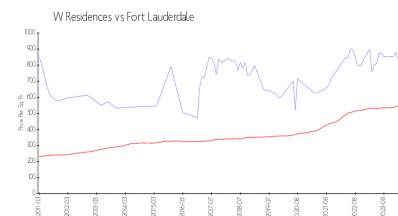
Building Association Information

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

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|-------------|---------|
| 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 |
| 1701 | 709 sq ft | Dec 2023 | \$685,000 | \$966 |

Market Information



| | | | |
|------------------|---------------|------------------|---------------|
| W Residences: | \$817/sq. ft. | Fort Lauderdale: | \$547/sq. ft. |
| Fort Lauderdale: | \$547/sq. ft. | Broward: | \$349/sq. ft. |

Inventory for Sale

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



Avg. Time to Close Over Last 12 Months

| | |
|-----------------|---------|
| W Residences | 93 days |
| Fort Lauderdale | 75 days |
| Broward | 66 days |