

# Unit 1203 - W Residences

1203 - 3101 Bayshore Dr, Fort Lauderdale, FL, Broward 33304

## Unit Information

MLS Number: A11403573  
 Status: Active  
 Size: 825 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: Valet Parking  
 View: Bay, Canal, Ocean View  
 Rental Price: \$4,500  
 List PPSF: \$5  
 Valuated Price: \$585,000  
 Valuated PPSF: \$709

*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.*

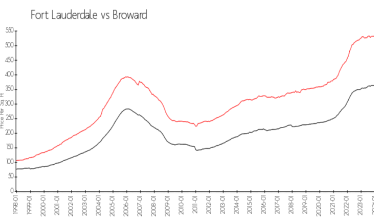
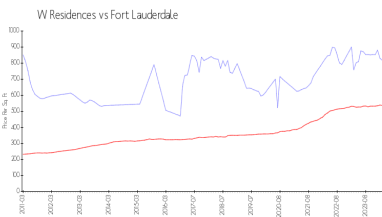
## Building Information

Number of units: 171  
 Number of active listings for rent: 3  
 Number of active listings for sale: 27  
 Building inventory for sale: 15%  
 Number of sales over the last 12 months: 14  
 Number of sales over the last 6 months: 5  
 Number of sales over the last 3 months: 3

## Building Association Information

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

## Market Information



W Residences:	\$724/sq. ft.	Fort Lauderdale:	\$528/sq. ft.
Fort Lauderdale:	\$528/sq. ft.	Broward:	\$348/sq. ft.

## Inventory for Sale

W Residences	16%
Fort Lauderdale	4%
Broward	3%

## Avg. Time to Close Over Last 12 Months

W Residences	90 days
Fort Lauderdale	76 days
Broward	66 days

