

Unit 2204 - W Residences

2204 - 3101 Bayshore Dr, Fort Lauderdale, FL, Broward 33304

Unit Information

MLS Number: A11496041
 Status: Active
 Size: 1,176 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space
 View:
 List Price: \$975,000
 List PPSF: \$829
 Valuated Price: \$1,020,000
 Valuated PPSF: \$795

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: 2

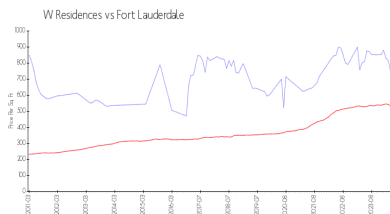
Building Association Information

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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

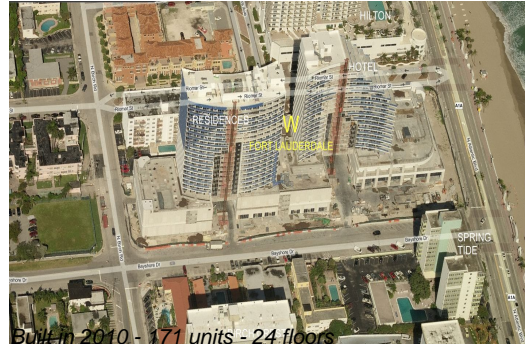


W Residences: \$735/sq. ft.
 Fort Lauderdale: \$533/sq. ft.

Fort Lauderdale: \$533/sq. ft.
 Broward: \$351/sq. ft.

Inventory for Sale

W Residences 16%
 Fort Lauderdale 4%
 Broward 4%



Avg. Time to Close Over Last 12 Months

W Residences	90 days
Fort Lauderdale	76 days
Broward	67 days