

# Unit 1609 - W Residences

1609 - 3101 Bayshore Dr, Fort Lauderdale, FL, Broward 33304

## Unit Information

MLS Number:	A11504643
Status:	Active
Size:	1,255 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space, Valet Parking
View:	
List Price:	\$1,380,000
List PPSF:	\$1,100
Valuated Price:	\$1,050,000
Valuated PPSF:	\$749

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

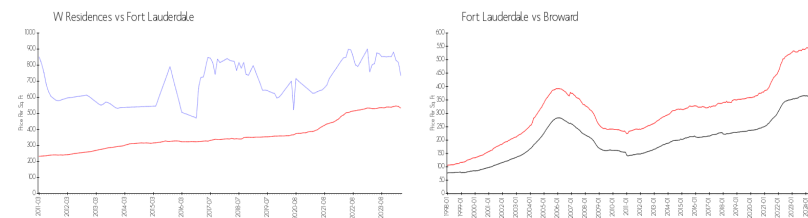
## Building Association Information

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