

# Unit 2102 - W Residences

2102 - 3101 Bayshore Dr, Fort Lauderdale, FL, Broward 33304

## Unit Information

MLS Number: A11523253  
 Status: Active  
 Size: 1,329 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: Covered Parking, Guest Parking, Valet Parking  
 View:  
 List Price: \$1,195,000  
 List PPSF: \$899  
 Valuated Price: \$1,094,000  
 Valuated PPSF: \$748

*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

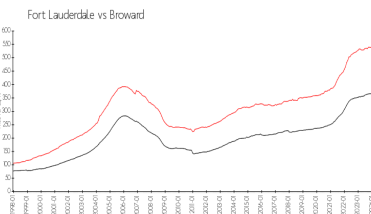
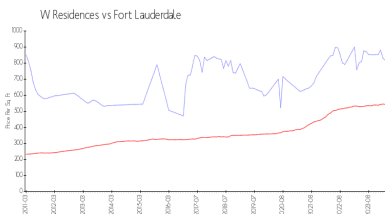
## Building Association Information

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.  
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 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