

# Unit 1601 - W Residences

1601 - 3101 Bayshore Dr, Fort Lauderdale, FL, Broward 33304

## Unit Information

MLS Number: A11562881  
 Status: Active  
 Size: 720 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces:  
 View:  
 Rental Price: \$6,500  
 List PPSF: \$9  
 Valuated Price: \$593,000  
 Valuated PPSF: \$738

*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.*

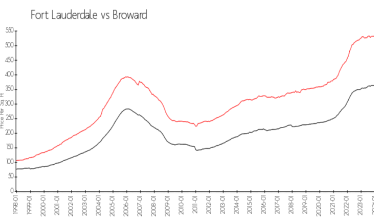
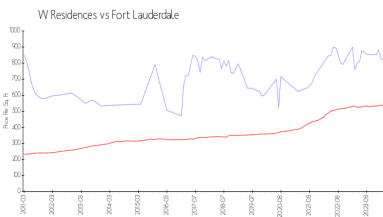
## Building Information

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.

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 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

