

Unit 2308 - W Residences

2308 - 3101 Bayshore Dr, Fort Lauderdale, FL, Broward 33304

Unit Information

MLS Number: A11599835
 Status: Active
 Size: 1,214 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: Assigned Parking,Covered Parking,Valet Parking
 View:
 List Price: \$1,400,000
 List PPSF: \$1,153
 Valuated Price: \$972,000
 Valuated PPSF: \$704

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: 8
 Number of sales over the last 6 months: 3
 Number of sales over the last 3 months: 1

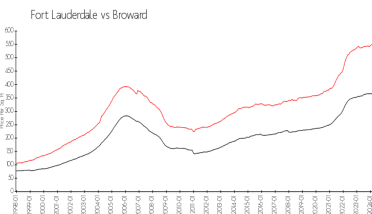
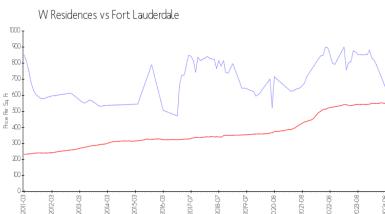
Building Association Information

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1902	1,463 sq ft	Aug 2024	\$940,000	\$643
1702	1,329 sq ft	May 2024	\$911,000	\$685
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

Market Information



W Residences: \$644/sq. ft. Fort Lauderdale: \$547/sq. ft.
 Fort Lauderdale: \$547/sq. ft. Broward: \$346/sq. ft.

Inventory for Sale

W Residences: 16%
 Fort Lauderdale: 5%
 Broward: 4%



Avg. Time to Close Over Last 12 Months

W Residences	128 days
Fort Lauderdale	84 days
Broward	72 days