

# 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:	4
Number of sales over the last 3 months:	1

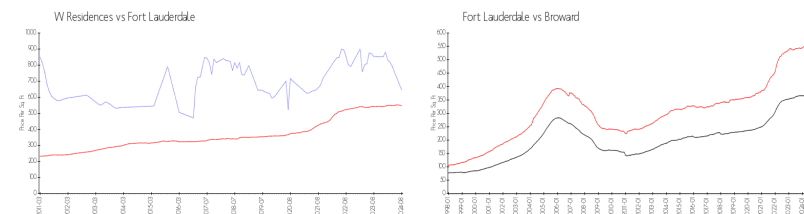
## Building Association Information

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

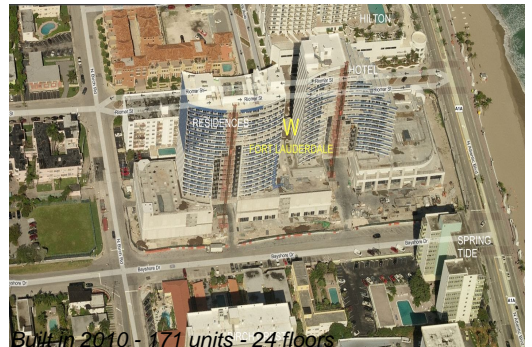
## Market Information



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