

Unit 704 - W Residences

704 - 3101 Bayshore Dr, Fort Lauderdale, FL, Broward 33304

Unit Information

MLS Number: A11670841
 Status: Active
 Size: 1,176 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space,Covered Parking,Valet Parking
 View:
 List Price: \$839,000
 List PPSF: \$713
 Valuated Price: \$649,000
 Valuated PPSF: \$506

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: 29
 Building inventory for sale: 16%
 Number of sales over the last 12 months: 9
 Number of sales over the last 6 months: 5
 Number of sales over the last 3 months: 1

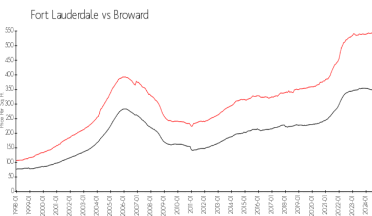
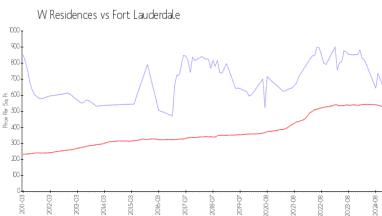
Building Association Information

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2204	1,176 sq ft	Nov 2024	\$922,500	\$784
901	709 sq ft	Sep 2024	\$660,000	\$931
708	1,214 sq ft	Sep 2024	\$780,000	\$643
1902	1,463 sq ft	Aug 2024	\$940,000	\$643
1104	1,176 sq ft	Aug 2024	\$845,000	\$719

Market Information



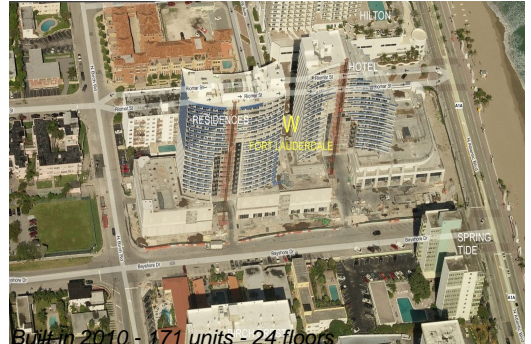
W Residences: \$543/sq. ft. Fort Lauderdale: \$527/sq. ft.
 Fort Lauderdale: \$527/sq. ft. Broward: \$334/sq. ft.

Inventory for Sale

W Residences: 17%
 Fort Lauderdale: 6%
 Broward: 5%

Avg. Time to Close Over Last 12 Months

W Residences: 153 days
 Fort Lauderdale: 90 days



Broward

78 days