

# Unit 1804 - W Residences

1804 - 3101 Bayshore Dr, Fort Lauderdale, FL, Broward 33304

## Unit Information

MLS Number: A11684913  
 Status: Active  
 Size: 1,176 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$950,000  
 List PPSF: \$808  
 Valuated Price: \$980,000  
 Valuated PPSF: \$764

*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: 28  
 Building inventory for sale: 16%  
 Number of sales over the last 12 months: 10  
 Number of sales over the last 6 months: 5  
 Number of sales over the last 3 months: 4

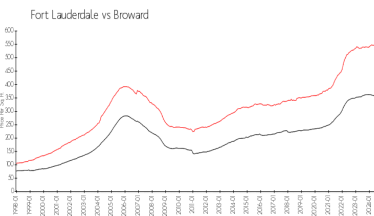
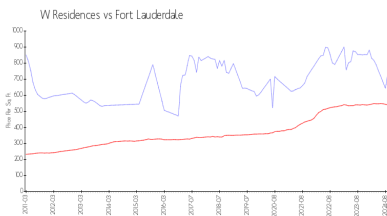
## Building Association Information

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

## Recent Sales

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

## Market Information



W Residences: \$735/sq. ft.      Fort Lauderdale: \$539/sq. ft.  
 Fort Lauderdale: \$539/sq. ft.      Broward: \$339/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months

W Residences: 151 days  
 Fort Lauderdale: 86 days



Broward

74 days