

# Unit 1208 - W Residences

1208 - 3101 Bayshore Dr, Fort Lauderdale, FL, Broward 33304

## Unit Information

MLS Number: A11813048  
 Status: Active  
 Size: 1,214 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space, Electric Vehicle Charging Station, Valet Parking  
 View:  
 List Price: \$999,000  
 List PPSF: \$823  
 Valuated Price: \$745,000  
 Valuated PPSF: \$539

*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: 23  
 Building inventory for sale: 13%  
 Number of sales over the last 12 months: 13  
 Number of sales over the last 6 months: 7  
 Number of sales over the last 3 months: 3

## Building Association Information

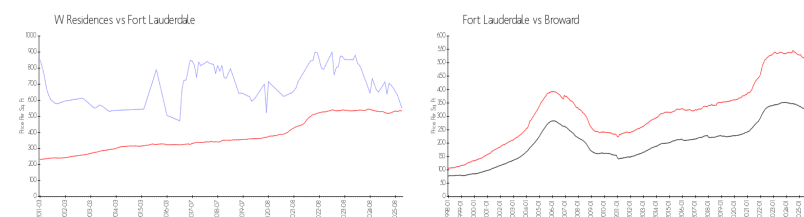
W RESIDENCES  
 3101 Bayshore Dr  
 Fort Lauderdale, FL33304  
 +1 (954) 462-1633

<https://>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1807	1,176 sq ft	Dec 2025	\$970,000	\$825
1108	1,214 sq ft	Nov 2025	\$630,000	\$519
1703	724 sq ft	Oct 2025	\$660,000	\$912
1906	1,176 sq ft	Sep 2025	\$848,500	\$722
1601	709 sq ft	Aug 2025	\$703,250	\$992
2005	1,283 sq ft	Aug 2025	\$1,100,000	\$857

## Market Information

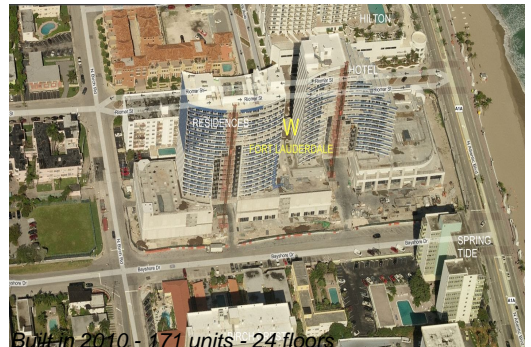


W Residences: \$551/sq. ft.  
 Fort Lauderdale: \$535/sq. ft.

Fort Lauderdale: \$535/sq. ft.  
 Broward: \$311/sq. ft.

## Inventory for Sale

W Residences 13%  
 Fort Lauderdale 4%  
 Broward 4%



### **Avg. Time to Close Over Last 12 Months**

W Residences	109 days
Fort Lauderdale	100 days
Broward	88 days