

Unit 1201 - W Residences

1201 - 3101 Bayshore Dr, Fort Lauderdale, FL, Broward 33304

Unit Information

MLS Number: A11858263
 Status: Active
 Size: 709 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms: 0
 Parking Spaces: 1 Space,Covered Parking,Electric Vehicle Charging Station,Valet Parking
 View:
 List Price: \$659,500
 List PPSF: \$930
 Valuated Price: \$434,000
 Valuated PPSF: \$540

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

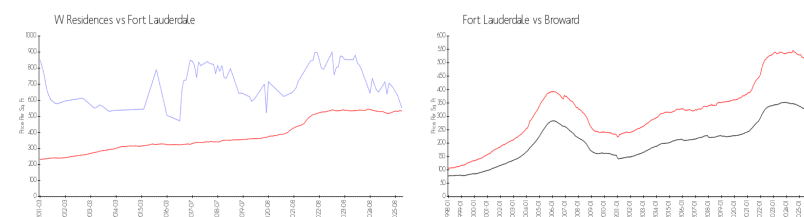
W RESIDENCES
 3101 Bayshore Dr
 Fort Lauderdale, FL33304
 +1 (954) 462-1633

<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

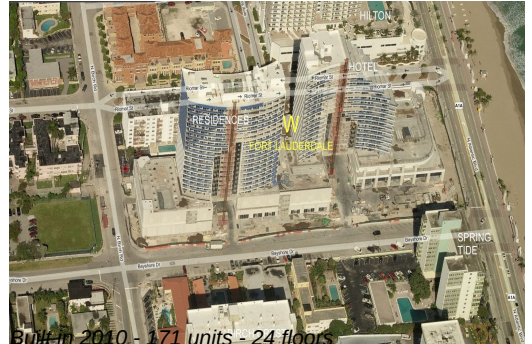


W Residences: \$551/sq. ft.
 Fort Lauderdale: \$535/sq. ft.

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 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