

Unit 1804 - W Residences

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

Unit Information

MLS Number: A11961760
 Status: Active
 Size: 1,176 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: 1 Space
 View:
 List Price: \$799,000
 List PPSF: \$679
 Valuated Price: \$801,000
 Valuated PPSF: \$624

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: 25
 Building inventory for sale: 14%
 Number of sales over the last 12 months: 17
 Number of sales over the last 6 months: 9
 Number of sales over the last 3 months: 6

Building Association Information

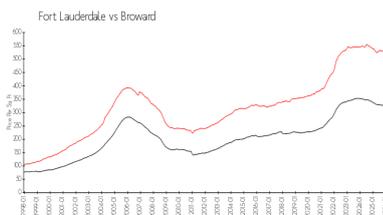
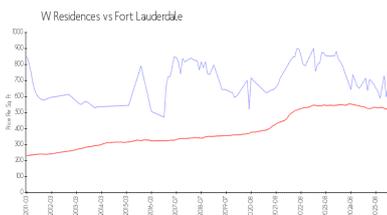
W RESIDENCES
 3101 Bayshore Dr
 Fort Lauderdale, FL33304
 +1 (954) 462-1633

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
806	1,176 sq ft	Mar 2026	\$725,000	\$616
2106	1,176 sq ft	Feb 2026	\$765,000	\$651
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1502	1,329 sq ft	Feb 2026	\$1,099,000	\$827
2406	1,176 sq ft	Feb 2026	\$900,000	\$765
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Market Information



W Residences: \$601/sq. ft.
 Fort Lauderdale: \$522/sq. ft.

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 Broward: \$306/sq. ft.

Inventory for Sale

W Residences: 15%
 Fort Lauderdale: 7%
 Broward: 6%



Avg. Time to Close Over Last 12 Months

W Residences	113 days
Fort Lauderdale	103 days
Broward	89 days