

# Unit 2407 - W Residences

2407 - 3101 Bayshore Dr, Fort Lauderdale, FL, Broward 33304

## Unit Information

MLS Number: F10425861  
 Status: Active  
 Size: 0 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces:  
 View:  
 Rental Price: \$8,000  
 Valuated Price: \$1,003,000  
 Valuated PPSF: \$782

*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.*

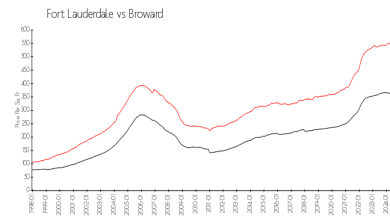
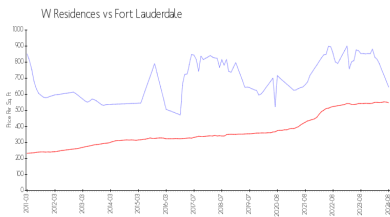
## Building Information

Number of units: 171  
 Number of active listings for rent: 3  
 Number of active listings for sale: 27  
 Building inventory for sale: 15%  
 Number of sales over the last 12 months: 8  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 1

## Building Association Information

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

## Market Information



W Residences: \$644/sq. ft.      Fort Lauderdale: \$547/sq. ft.  
 Fort Lauderdale: \$547/sq. ft.      Broward: \$346/sq. ft.

## Inventory for Sale

W Residences 16%  
 Fort Lauderdale 5%  
 Broward 4%

## Avg. Time to Close Over Last 12 Months

W Residences 128 days  
 Fort Lauderdale 84 days  
 Broward 72 days

