

Unit 2303 - W Residences

2303 - 3101 Bayshore Dr, Fort Lauderdale, FL, Broward 33304

Unit Information

MLS Number:	F10432055
Status:	Active
Size:	724 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	1 Space,Covered Parking,Valet Parking
View:	Intracoastal View,Ocean View
List Price:	\$829,900
List PPSF:	\$1,146
Valuated Price:	\$662,000
Valuated PPSF:	\$802

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:	26
Building inventory for sale:	15%
Number of sales over the last 12 months:	14
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	2

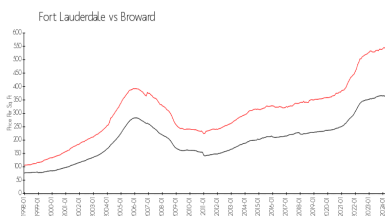
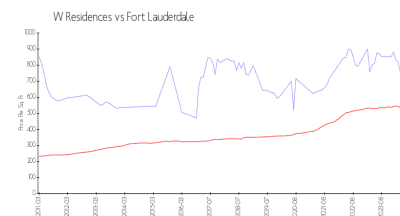
Building Association Information

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1901	709 sq ft	Mar 2024	\$750,000	\$1,058
2306	1,176 sq ft	Mar 2024	\$1,240,000	\$1,054
1505	1,283 sq ft	Feb 2024	\$1,075,000	\$838
2201	709 sq ft	Jan 2024	\$765,000	\$1,079
1701	709 sq ft	Dec 2023	\$685,000	\$966

Market Information



W Residences:	\$735/sq. ft.	Fort Lauderdale:	\$533/sq. ft.
Fort Lauderdale:	\$533/sq. ft.	Broward:	\$353/sq. ft.

Inventory for Sale

W Residences	15%
Fort Lauderdale	4%
Broward	4%



Avg. Time to Close Over Last 12 Months

W Residences	90 days
Fort Lauderdale	78 days
Broward	68 days