

Unit 2102 - W Residences

2102 - 3101 Bayshore Dr, Fort Lauderdale, FL, Broward 33304

Unit Information

MLS Number: F10451314
 Status: Active
 Size: 1,463 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: Covered Parking, Guest Parking, Valet Parking
 View: Intracoastal View, Ocean View, Water View
 List Price: \$1,195,000
 List PPSF: \$817
 Valuated Price: \$959,000
 Valuated PPSF: \$656

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: 10
 Number of sales over the last 6 months: 5
 Number of sales over the last 3 months: 3

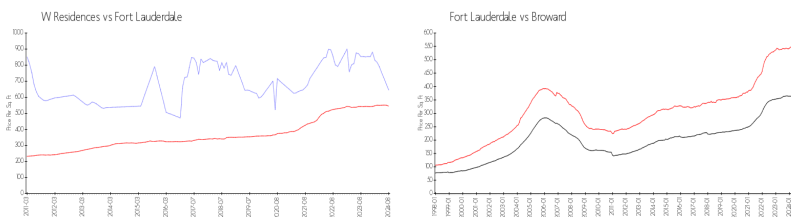
Building Association Information

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
708	1,214 sq ft	Sep 2024	\$780,000	\$643
1902	1,463 sq ft	Aug 2024	\$940,000	\$643
1104	1,176 sq ft	Aug 2024	\$845,000	\$719
1702	1,329 sq ft	May 2024	\$911,000	\$685
1901	709 sq ft	Mar 2024	\$750,000	\$1,058
2306	1,176 sq ft	Mar 2024	\$1,240,000	\$1,054

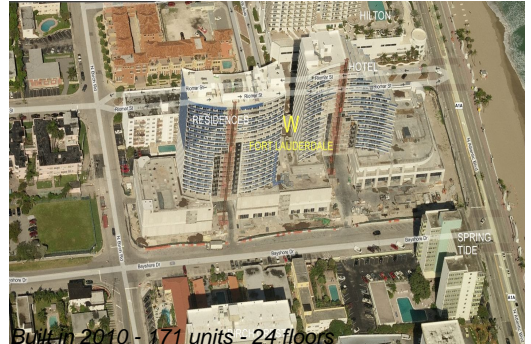
Market Information



W Residences: \$645/sq. ft.
 Fort Lauderdale: \$545/sq. ft.
 Fort Lauderdale: \$545/sq. ft.
 Broward: \$345/sq. ft.

Inventory for Sale

W Residences: 15%
 Fort Lauderdale: 5%
 Broward: 4%



Avg. Time to Close Over Last 12 Months

W Residences	132 days
Fort Lauderdale	84 days
Broward	72 days