

Unit 1908 - W Residences

1908 - 3101 Bayshore Dr, Fort Lauderdale, FL, Broward 33304

Unit Information

MLS Number: F10460298
 Status: Active
 Size: 1,214 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: 1 Space,Covered Parking,Valet Parking
 View: Intracoastal View,Other View,Water View
 List Price: \$940,000
 List PPSF: \$774
 Valuated Price: \$1,066,000
 Valuated PPSF: \$772

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: 28
 Building inventory for sale: 16%
 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: 4

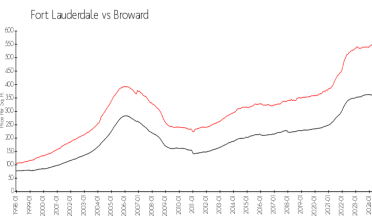
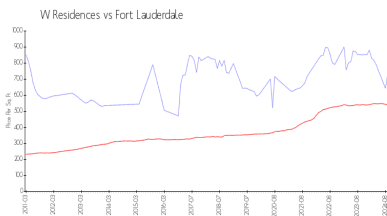
Building Association Information

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
901	709 sq ft	Sep 2024	\$660,000	\$931
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

Market Information



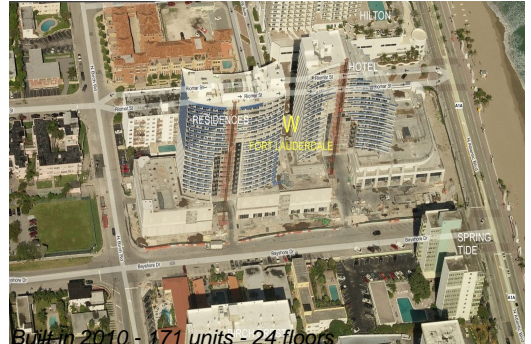
W Residences: \$735/sq. ft. Fort Lauderdale: \$539/sq. ft.
 Fort Lauderdale: \$539/sq. ft. Broward: \$339/sq. ft.

Inventory for Sale

W Residences: 16%
 Fort Lauderdale: 5%
 Broward: 4%

Avg. Time to Close Over Last 12 Months

W Residences: 151 days
 Fort Lauderdale: 86 days



Broward

74 days