

Unit 801 - W Residences

801 - 3101 Bayshore Dr, Fort Lauderdale, FL, Broward 33304

Unit Information

MLS Number: F10465200
 Status: Active
 Size: 709 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms: 0
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking
 View: Intracoastal View,Ocean View
 List Price: \$725,000
 List PPSF: \$1,023
 Valuated Price: \$556,000
 Valuated PPSF: \$692

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: 11
 Number of sales over the last 6 months: 5
 Number of sales over the last 3 months: 3

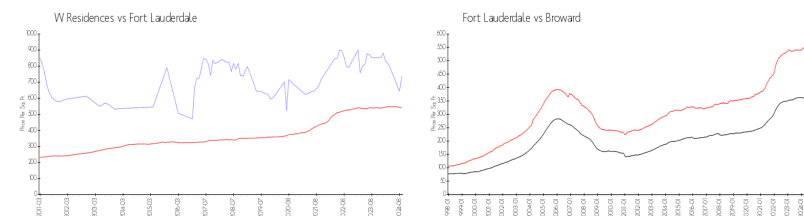
Building Association Information

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2204	1,176 sq ft	Nov 2024	\$922,500	\$784
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

Market Information



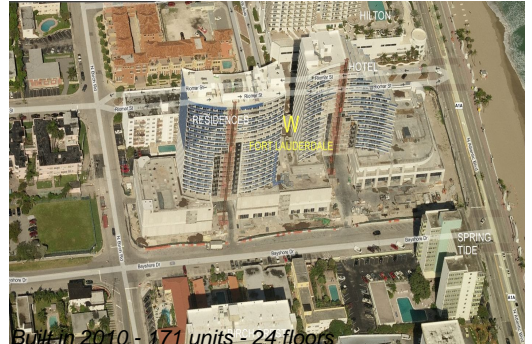
W Residences: \$735/sq. ft. Fort Lauderdale: \$539/sq. ft.
 Fort Lauderdale: \$539/sq. ft. Broward: \$339/sq. ft.

Inventory for Sale

W Residences 15%
 Fort Lauderdale 5%
 Broward 4%

Avg. Time to Close Over Last 12 Months

W Residences 164 days



Fort Lauderdale
Broward

87 days
75 days