

Unit 1007 - W Residences

1007 - 3101 Bayshore Dr, Fort Lauderdale, FL, Broward 33304

Unit Information

MLS Number:	F10473435
Status:	Active
Size:	1,176 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Covered Parking,Valet Parking
View:	Canal,Ocean View,Direct Ocean
List Price:	\$975,000
List PPSF:	\$829
Valuated Price:	\$819,000
Valuated PPSF:	\$638

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:	29
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:	2

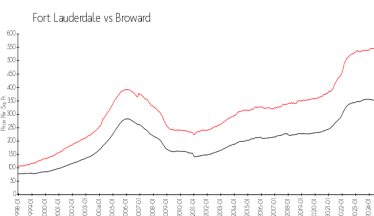
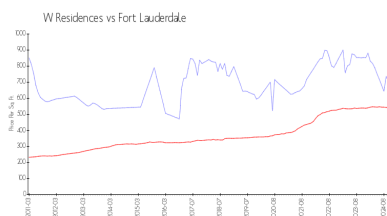
Building Association Information

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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



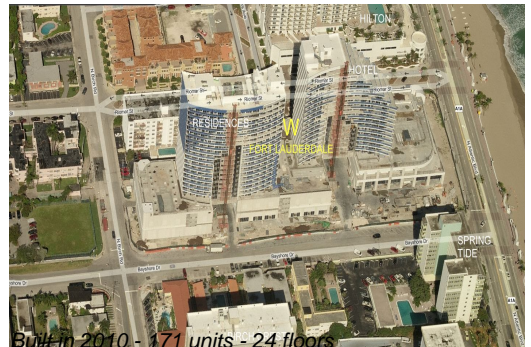
W Residences:	\$665/sq. ft.	Fort Lauderdale:	\$535/sq. ft.
Fort Lauderdale:	\$535/sq. ft.	Broward:	\$334/sq. ft.

Inventory for Sale

W Residences	17%
Fort Lauderdale	6%
Broward	5%

Avg. Time to Close Over Last 12 Months

W Residences	158 days
Fort Lauderdale	89 days



Broward

76 days