

Unit 1606 - W Residences

1606 - 3101 Bayshore Dr, Fort Lauderdale, FL, Broward 33304

Unit Information

MLS Number:	F10493464
Status:	Active
Size:	1,176 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Valet Parking
View:	
List Price:	\$825,000
List PPSF:	\$702
Valuated Price:	\$720,000
Valuated PPSF:	\$561

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:	24
Building inventory for sale:	14%
Number of sales over the last 12 months:	13
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	3

Building Association Information

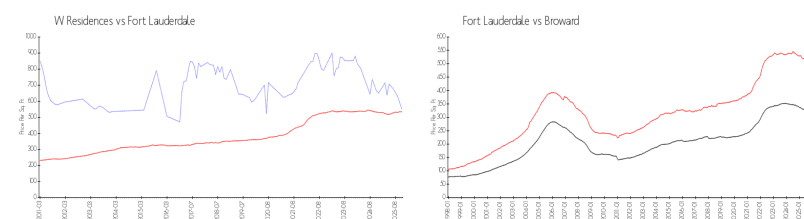
W RESIDENCES
3101 Bayshore Dr
Fort Lauderdale, FL33304
+1 (954) 462-1633

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1807	1,176 sq ft	Dec 2025	\$970,000	\$825
1108	1,214 sq ft	Nov 2025	\$630,000	\$519
1703	724 sq ft	Oct 2025	\$660,000	\$912
1906	1,176 sq ft	Sep 2025	\$848,500	\$722
1601	709 sq ft	Aug 2025	\$703,250	\$992
2005	1,283 sq ft	Aug 2025	\$1,100,000	\$857

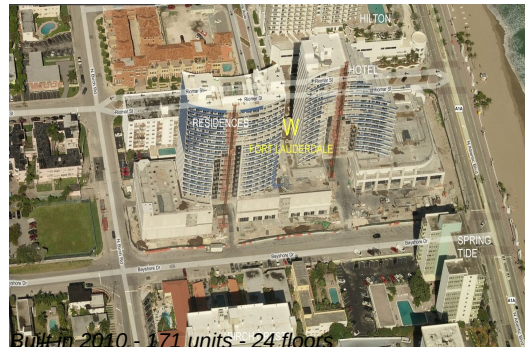
Market Information



W Residences:	\$551/sq. ft.	Fort Lauderdale:	\$535/sq. ft.
Fort Lauderdale:	\$535/sq. ft.	Broward:	\$311/sq. ft.

Inventory for Sale

W Residences	14%
Fort Lauderdale	4%
Broward	4%



Avg. Time to Close Over Last 12 Months

W Residences	109 days
Fort Lauderdale	101 days
Broward	88 days