

# Unit 1602 - W Residences

1602 - 3101 Bayshore Dr, Fort Lauderdale, FL, Broward 33304

## Unit Information

MLS Number: F10542712  
 Status: Active  
 Size: 1,329 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Attached Garage, Garage, Valet  
 View: Ocean, Intracoastal, City, Water  
 List Price: \$845,000  
 List PPSF: \$636  
 Valuated Price: \$850,000  
 Valuated PPSF: \$581

*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: 25  
 Building inventory for sale: 14%  
 Number of sales over the last 12 months: 17  
 Number of sales over the last 6 months: 9  
 Number of sales over the last 3 months: 6

## Building Association Information

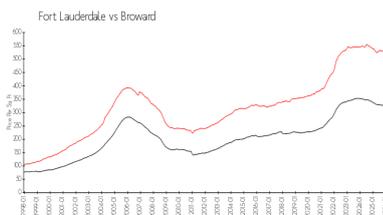
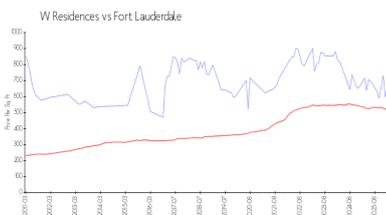
W RESIDENCES  
 3101 Bayshore Dr  
 Fort Lauderdale, FL33304  
 +1 (954) 462-1633

<https://>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
806	1,176 sq ft	Mar 2026	\$725,000	\$616
2106	1,176 sq ft	Feb 2026	\$765,000	\$651
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1502	1,329 sq ft	Feb 2026	\$1,099,000	\$827
2406	1,176 sq ft	Feb 2026	\$900,000	\$765
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## Market Information



W Residences: \$601/sq. ft.  
 Fort Lauderdale: \$522/sq. ft.

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 Broward: \$306/sq. ft.

## Inventory for Sale

W Residences: 15%  
 Fort Lauderdale: 7%  
 Broward: 6%



## **Avg. Time to Close Over Last 12 Months**

W Residences	113 days
Fort Lauderdale	103 days
Broward	89 days