

# Unit 2106 - W Residences

2106 - 3101 Bayshore Dr, Fort Lauderdale, FL, Broward 33304

## Unit Information

MLS Number:	RX-11130511
Status:	Active
Size:	1,176 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned
View:	City, Intracoastal, Ocean
List Price:	\$890,000
List PPSF:	\$757
Valuated Price:	\$757,000
Valuated PPSF:	\$590

*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:	23
Building inventory for sale:	13%
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

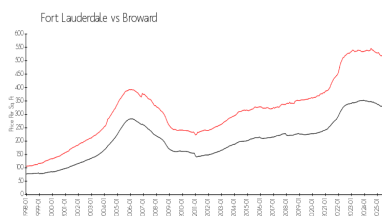
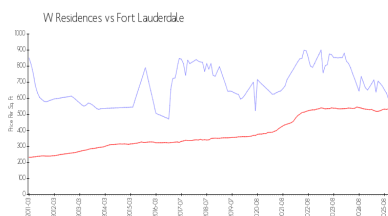
W RESIDENCES  
3101 Bayshore Dr  
Fort Lauderdale, FL33304  
+1 (954) 462-1633

<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

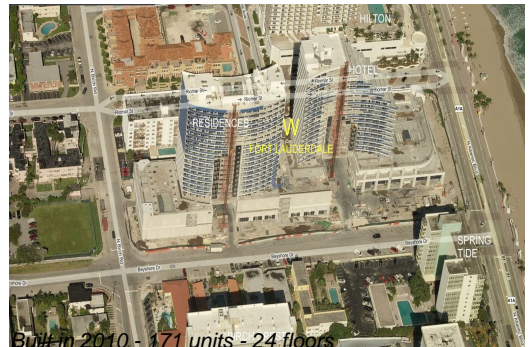


W Residences: \$551/sq. ft.  
Fort Lauderdale: \$535/sq. ft.

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Broward: \$311/sq. ft.

## Inventory for Sale

W Residences	13%
Fort Lauderdale	4%
Broward	4%



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

W Residences	109 days
Fort Lauderdale	100 days
Broward	88 days