

# Unit 1704 - W Residences

1704 - 3101 Bayshore Dr, Fort Lauderdale, FL, Broward 33304

## Unit Information

MLS Number: RX-11169307  
 Status: Active  
 Size: 1,176 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces:  
 View: Bay, Intracoastal, Ocean  
 List Price: \$850,000  
 List PPSF: \$723  
 Valuated Price: \$793,000  
 Valuated PPSF: \$618

*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: 17  
 Number of sales over the last 6 months: 9  
 Number of sales over the last 3 months: 6

## Building Association Information

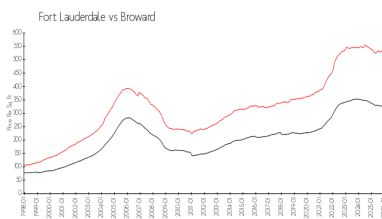
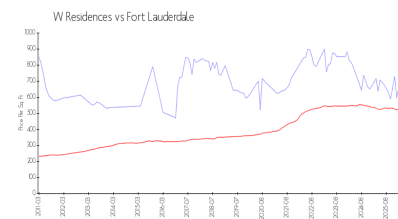
W RESIDENCES  
 3101 Bayshore Dr  
 Fort Lauderdale, FL33304  
 +1 (954) 462-1633

<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
2106	1,176 sq ft	Feb 2026	\$765,000	\$651
1502	1,329 sq ft	Feb 2026	\$1,099,000	\$827
2406	1,176 sq ft	Feb 2026	\$900,000	\$765
1502	1,329 sq ft	Feb 2026	\$1,099,000	\$827
2406	1,176 sq ft	Feb 2026	\$900,000	\$765

## Market Information



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

Fort Lauderdale: \$522/sq. ft.  
 Broward: \$304/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