

# Unit 2308 - W Residences

2308 - 3101 Bayshore Dr, Fort Lauderdale, FL, Broward 33304

## Unit Information

MLS Number:	A11496241
Status:	Temp Off Market
Size:	1,214 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	Assigned Parking,Covered Parking,Valet Parking
View:	
List Price:	\$1,950,000
List PPSF:	\$1,606
Valuated Price:	\$1,087,000
Valuated PPSF:	\$787

*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:	15
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	2

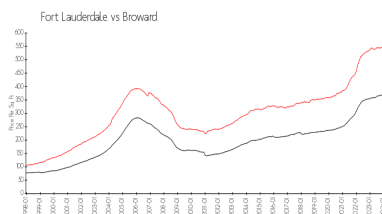
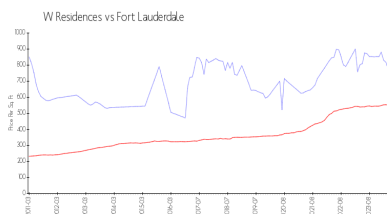
## Building Association Information

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1702	1,329 sq ft	May 2024	\$911,000	\$685
1901	709 sq ft	Mar 2024	\$750,000	\$1,058
2306	1,176 sq ft	Mar 2024	\$1,240,000	\$1,054
1505	1,283 sq ft	Feb 2024	\$1,075,000	\$838
2201	709 sq ft	Jan 2024	\$765,000	\$1,079

## Market Information

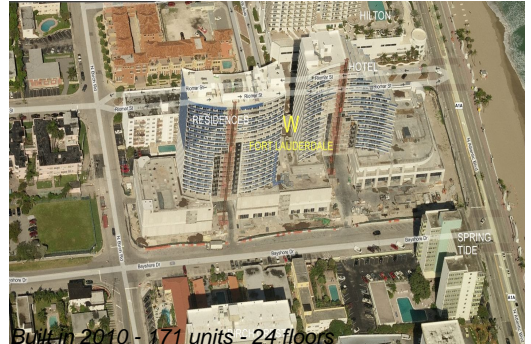


W Residences: \$721/sq. ft.  
Fort Lauderdale: \$550/sq. ft.

Fort Lauderdale: \$550/sq. ft.  
Broward: \$350/sq. ft.

## Inventory for Sale

W Residences	15%
Fort Lauderdale	4%
Broward	3%



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

W Residences	88 days
Fort Lauderdale	79 days
Broward	68 days