

# Unit 1704 - W Residences

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

## Unit Information

MLS Number: A11548438  
 Status: Pending  
 Size: 1,176 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: Valet Parking  
 View:  
 List Price: \$960,000  
 List PPSF: \$816  
 Valuated Price: \$970,000  
 Valuated PPSF: \$756

*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: 27  
 Building inventory for sale: 15%  
 Number of sales over the last 12 months: 14  
 Number of sales over the last 6 months: 5  
 Number of sales over the last 3 months: 2

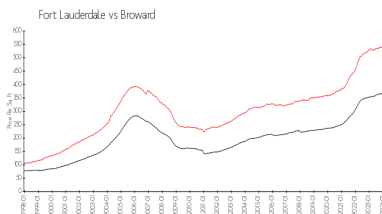
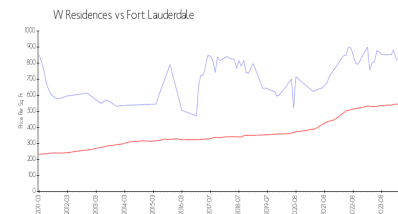
## Building Association Information

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

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price  | PPSF    |
|--------|-------------|--------------|-------------|---------|
| 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 |
| 1701   | 709 sq ft   | Dec 2023     | \$685,000   | \$966   |

## Market Information



W Residences: \$735/sq. ft.  
 Fort Lauderdale: \$533/sq. ft.

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 Broward: \$351/sq. ft.

## Inventory for Sale

W Residences 16%  
 Fort Lauderdale 4%  
 Broward 4%



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

|                 |         |
|-----------------|---------|
| W Residences    | 90 days |
| Fort Lauderdale | 76 days |
| Broward         | 67 days |