



# Comparative Market Analysis

Property Type is one of 'Single Family', 'Condo/Co-Op/Villa/Townhouse' Status is one of 'Coming Soon', 'Active', 'Active Under Contract', 'Pending Sale' Status is 'Closed Sale' Status Contractual Search Date is 02/01/2024 to 08/05/2023 Street Number is like '3101\*\*' Street Name is like 'bay\*\*' County is 'Broward' #Beds is 2 #FBaths is 2 Sq Ft Living is 1176

**Condo/Co-Op/Villa/Townhouse**

**Active Properties**

RE2	Listing #	Address	Subdiv/Cmplx	Area	Beds	Bths	Sqft Liv	Tot Area	Yr Blt	\$/SqFt	Orig Price	List Price	Date	ADOM
1	A11513139	3101 Bayshore Dr #704	W Fort Lauderdale	3160	2	2/0	1,176		2010	\$831.55	\$977,900	\$977,900	01/11/24	21
2	A11400957	3101 Bayshore Dr #707	W Fort lauderdale	3160	2	2/0	1,176		2010	\$849.49	\$999,000	\$999,000	06/08/23	238
3	A11436023	3101 Bayshore Dr #805	W Fort Lauderdale	3170	2	2/0	1,176		2010	\$867.35	\$1,019,000	\$1,020,000	08/28/23	157
4	A11486384	3101 Bayshore Dr #1007	W FORT LAUDERDALE	3160	2	2/0	1,176		2010	\$931.12	\$1,095,000	\$1,095,000	11/14/23	79
5	A11496041	3101 Bayshore Dr #2204	W Fort Lauderdale	3160	2	2/0	1,176		2011	\$934.52	\$1,099,000	\$1,099,000	12/05/23	58
6	A11453460	3101 Bayshore Dr #1804	W Residences	3160	2	2/0	1,176		2010	\$935.37	\$1,150,000	\$1,100,000	09/15/23	139
7	A11355631	3101 Bayshore Dr #1906	W Fort Lauderdale	3160	2	2/0	1,176		2010	\$977.89	\$1,200,000	\$1,150,000	03/12/23	326
8	F10402997	3101 Bayshore Drive #1807	W FORT LAUDERDALE	3160	2	2/0	1,176		2010	\$1,033.16	\$1,240,000	\$1,215,000	10/03/23	121

**Active Totals**

<b>Listing Count :</b>	8	<b>Averages:</b>		1,176		2010	\$920.06	\$1,097,488	\$1,081,988			142
		<b>Price :</b>				<b>High</b>	\$1,215,000	<b>Low</b>	\$977,900	<b>Median</b>	\$1,097,000	

**Grand Totals**

<b>Count :</b>	8	<b>Averages:</b>	<b>\$/SqFt:</b>	\$920.06	<b>ADOM:</b>	142	<b>OP:</b>	\$1,097,488	<b>LP:</b>	\$1,081,988	<b>SP:</b>	
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Presented By: Liz Dawes Ordonez

This is an opinion of value or Comparative Market Analysis and should not be considered an appraisal . In making any decision that relies upon my work, you should know that I have not followed the guidelines for development of an appraisal or analysis contained in the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation . // Copyright © 2024 Greater Fort Lauderdale REALTORS®.

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