

Unit 243 SW 13th Ter - Village at Sailboat Bend

243 SW 13th Ter - 1301-1349 SW 4 St, Fort Lauderdale, FL, Broward 33312

Unit Information

MLS Number: A11595600
 Status: Active
 Size: 1,939 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Guest Parking
 View:
 List Price: \$545,000
 List PPSF: \$281
 Valuated Price: \$552,000
 Valuated PPSF: \$285

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: 215
 Number of active listings for rent: 0
 Number of active listings for sale: 4
 Building inventory for sale: 1%
 Number of sales over the last 12 months: 9
 Number of sales over the last 6 months: 3
 Number of sales over the last 3 months: 1

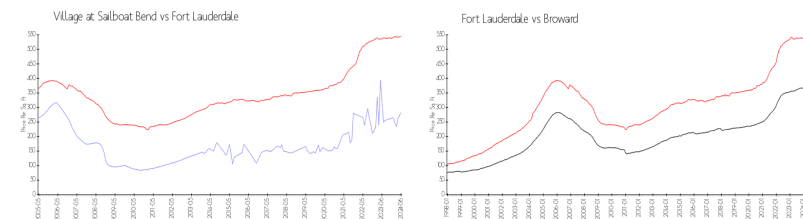
Building Association Information

The Village At Sailboat Bend
 Condo C Assn
 340 Sw 14th Avenue
 Fort Lauderdale, FL 33312
 Phone: (954) 596-5504

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
340	1,711 sq ft	Jul 2024	\$470,000	\$275
	1,939 sq ft	Apr 2024	\$510,000	\$263
	892 sq ft	Mar 2024	\$297,000	\$333
310	1,679 sq ft	Jan 2024	\$465,000	\$277
1314	1,679 sq ft	Jan 2024	\$427,500	\$255

Market Information



Village at Sailboat Bend:	\$283/sq. ft.	Fort Lauderdale:	\$545/sq. ft.
Fort Lauderdale:	\$545/sq. ft.	Broward:	\$349/sq. ft.

Inventory for Sale

Village at Sailboat Bend	2%
Fort Lauderdale	4%
Broward	4%

Avg. Time to Close Over Last 12 Months

Village at Sailboat Bend	38 days
Fort Lauderdale	82 days
Broward	70 days