

# Unit 357 SW 13th Ter - Village at Sailboat Bend

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

## Unit Information

MLS Number:	A11885141
Status:	Active
Size:	762 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	1 Space,Additional Spaces Available
View:	
List Price:	\$250,000
List PPSF:	\$328
Valuated Price:	\$190,000
Valuated PPSF:	\$249

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:	20
Number of sales over the last 6 months:	9
Number of sales over the last 3 months:	5

## Building Association Information

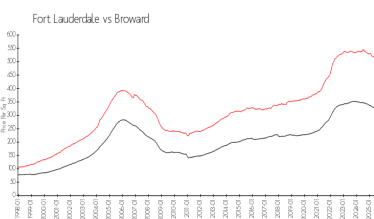
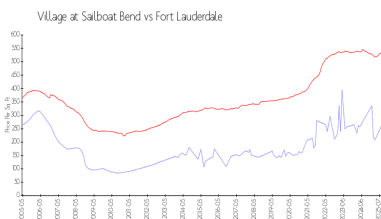
The Village At Sailboat Bend  
Condo C Assn  
340 Sw 14th Avenue  
Fort Lauderdale, FL 33312  
Phone: (954) 596-5504

<https://>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
307	1,679 sq ft	Nov 2025	\$385,000	\$229
0	762 sq ft	Oct 2025	\$233,000	\$306
	1,679 sq ft	Oct 2025	\$425,000	\$253
253	1,679 sq ft	Sep 2025	\$375,000	\$223
368	762 sq ft	Sep 2025	\$200,000	\$262

## Market Information



Village at Sailboat Bend:	\$251/sq. ft.	Fort Lauderdale:	\$535/sq. ft.
Fort Lauderdale:	\$535/sq. ft.	Broward:	\$311/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	73 days
Fort Lauderdale	101 days
Broward	88 days