

# Unit 312 SW 14th Ave - Village at Sailboat Bend

312 SW 14th Ave - 1301-1349 SW 4 St, Fort Lauderdale, FL, Broward 33312

## Unit Information

MLS Number: A11914336  
 Status: Active  
 Size: 1,939 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: 2 Or More Spaces,Guest Parking,Street Parking  
 View:  
 List Price: \$499,000  
 List PPSF: \$257  
 Valuated Price: \$489,000  
 Valuated PPSF: \$252

*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: 19  
 Number of sales over the last 6 months: 9  
 Number of sales over the last 3 months: 5

## Building Association Information

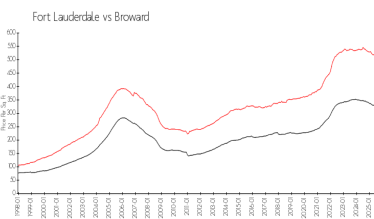
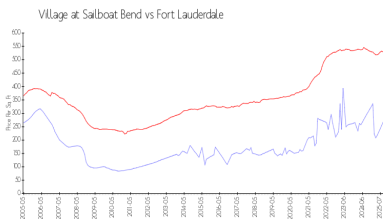
The Village At Sailboat Bend  
 Condo C Assn  
 340 Sw 14th Avenue  
 Fort Lauderdale, FL 33312  
 Phone: (954) 596-5504

<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	74 days
Fort Lauderdale	100 days
Broward	88 days