

# Unit 1308 SW 3rd Ct - Village at Sailboat Bend

1308 SW 3rd Ct - 1301-1349 SW 4 St, Fort Lauderdale, FL, Broward 33312

## Unit Information

MLS Number: A11978198  
 Status: Active  
 Size: 1,679 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space, Additional Spaces Available, Assigned Parking

View:  
 List Price: \$455,000  
 List PPSF: \$271  
 Valuated Price: \$382,000  
 Valuated PPSF: \$228

*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: 3  
 Building inventory for sale: 1%  
 Number of sales over the last 12 months: 18  
 Number of sales over the last 6 months: 5  
 Number of sales over the last 3 months: 2

## Building Association Information

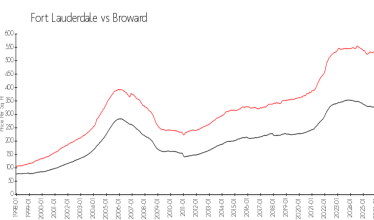
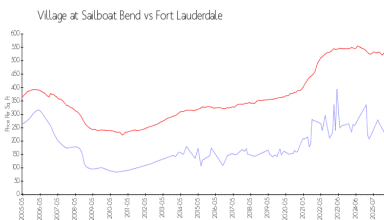
The Village At Sailboat Bend  
 Condo C Assn  
 340 Sw 14th Avenue  
 Fort Lauderdale, FL 33312  
 Phone: (954) 596-5504

<https://>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
357	762 sq ft	Apr 2026	\$230,000	\$302
403	1,977 sq ft	Mar 2026	\$450,000	\$228
307	1,679 sq ft	Nov 2025	\$385,000	\$229
307	1,679 sq ft	Oct 2025	\$385,000	\$229
0	762 sq ft	Oct 2025	\$233,000	\$306
	1,679 sq ft	Oct 2025	\$425,000	\$253
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## Market Information



Village at Sailboat Bend:	\$227/sq. ft.	Fort Lauderdale:	\$522/sq. ft.
Fort Lauderdale:	\$522/sq. ft.	Broward:	\$304/sq. ft.

## Inventory for Sale



Village at Sailboat Bend	1%
Fort Lauderdale	7%
Broward	6%

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

Village at Sailboat Bend	62 days
Fort Lauderdale	103 days
Broward	89 days