

# Unit 1313 SW 4th St - Village at Sailboat Bend

1313 SW 4th St - 1301-1349 SW 4 St, Fort Lauderdale, FL, Broward 33312

## Unit Information

MLS Number: F10435375  
 Status: Active  
 Size: 2,539 Sq ft.  
 Bedrooms: 4  
 Full Bathrooms: 3  
 Half Bathrooms: 1  
 Parking Spaces: 2 Or More Spaces, Guest Parking, Open Space Parking  
 View: Garden View  
 List Price: \$549,000  
 List PPSF: \$216  
 Valuated Price: \$661,000  
 Valuated PPSF: \$260

*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: 9  
 Number of sales over the last 6 months: 6  
 Number of sales over the last 3 months: 2

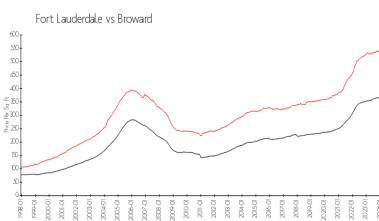
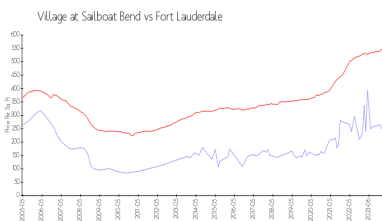
## Building Association Information

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
	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
1336	762 sq ft	Dec 2023	\$285,000	\$374

## Market Information



Village at Sailboat Bend:	\$262/sq. ft.	Fort Lauderdale:	\$533/sq. ft.
Fort Lauderdale:	\$533/sq. ft.	Broward:	\$351/sq. ft.

## Inventory for Sale

Village at Sailboat Bend: 1%  
 Fort Lauderdale: 4%



Broward

4%

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

Village at Sailboat Bend	33 days
Fort Lauderdale	76 days
Broward	67 days