

Unit 343 SW 13th Ter - Village at Sailboat Bend

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

Unit Information

MLS Number:	F10447968
Status:	Active
Size:	856 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	Other View
List Price:	\$290,000
List PPSF:	\$339
Valuated Price:	\$232,000
Valuated PPSF:	\$271

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:	6
Building inventory for sale:	2%
Number of sales over the last 12 months:	7
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	1

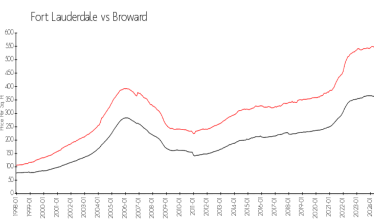
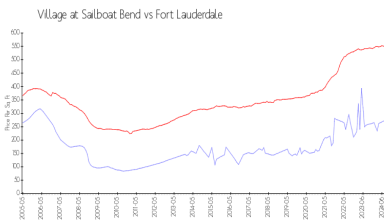
Building Association Information

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:	\$273/sq. ft.	Fort Lauderdale:	\$547/sq. ft.
Fort Lauderdale:	\$547/sq. ft.	Broward:	\$346/sq. ft.

Inventory for Sale

Village at Sailboat Bend 3%



Fort Lauderdale	5%
Broward	4%

Avg. Time to Close Over Last 12 Months

Village at Sailboat Bend	47 days
Fort Lauderdale	84 days
Broward	72 days