

# 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:         | Closed                                 |
| 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: | \$231,000                              |
| Valuated PPSF:  | \$270                                  |

*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:      | 10  |
| Building inventory for sale:             | 4%  |
| Number of sales over the last 12 months: | 8   |
| Number of sales over the last 6 months:  | 2   |
| Number of sales over the last 3 months:  | 1   |

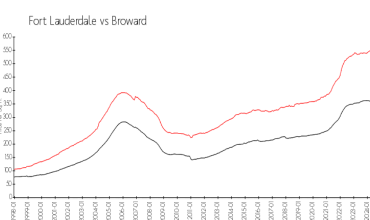
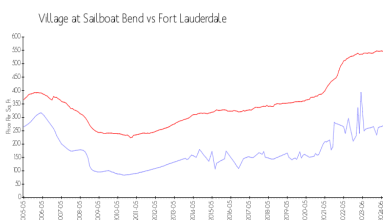
## Building Association Information

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  |
|--------|-------------|--------------|------------|-------|
| 343    | 856 sq ft   | Nov 2024     | \$265,000  | \$310 |
| 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: | \$272/sq. ft. | Fort Lauderdale: | \$539/sq. ft. |
| Fort Lauderdale:          | \$539/sq. ft. | Broward:         | \$340/sq. ft. |

## Inventory for Sale

|                          |    |
|--------------------------|----|
| Village at Sailboat Bend | 5% |
| Fort Lauderdale          | 5% |
| Broward                  | 4% |



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

|                          |         |
|--------------------------|---------|
| Village at Sailboat Bend | 49 days |
| Fort Lauderdale          | 86 days |
| Broward                  | 74 days |