

Unit 247 SW 13th Ter - Village at Sailboat Bend

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

Unit Information

MLS Number: F10463785
 Status: Active
 Size: 1,680 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces: 1 Space, Guest Parking
 View: Garden View
 List Price: \$420,000
 List PPSF: \$250
 Valuated Price: \$377,000
 Valuated PPSF: \$225

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: 5
 Number of sales over the last 3 months: 5

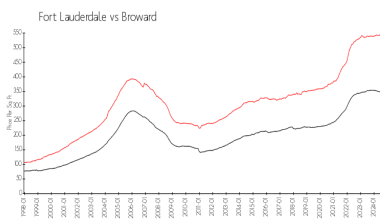
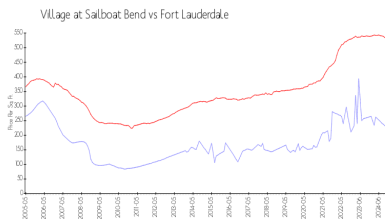
Building Association Information

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
333	762 sq ft	Jan 2025	\$255,000	\$335
1308	762 sq ft	Jan 2025	\$255,000	\$335
1347	856 sq ft	Jan 2025	\$285,000	\$333
424	2,539 sq ft	Dec 2024	\$540,000	\$213
343	856 sq ft	Nov 2024	\$265,000	\$310

Market Information



Village at Sailboat Bend:	\$224/sq. ft.	Fort Lauderdale:	\$527/sq. ft.
Fort Lauderdale:	\$527/sq. ft.	Broward:	\$334/sq. ft.

Inventory for Sale

Village at Sailboat Bend: 5%
 Fort Lauderdale: 6%
 Broward: 5%



Avg. Time to Close Over Last 12 Months

Village at Sailboat Bend	70 days
Fort Lauderdale	89 days
Broward	78 days