

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:	Closed
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:	\$420,000
Valuated PPSF:	\$250

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

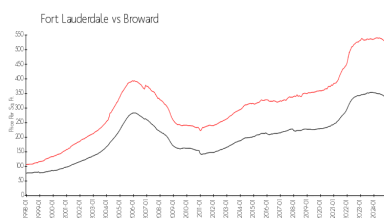
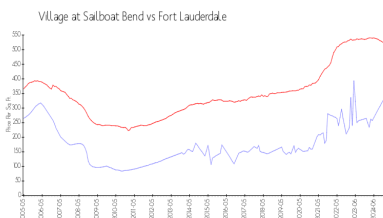
Building Association Information

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
247	1,680 sq ft	Mar 2025	\$375,000	\$223
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

Market Information



Village at Sailboat Bend: \$249/sq. ft.
Fort Lauderdale: \$521/sq. ft.

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Broward: \$324/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	81 days
Fort Lauderdale	92 days
Broward	83 days