

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

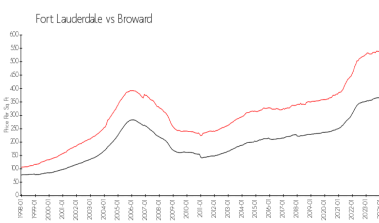
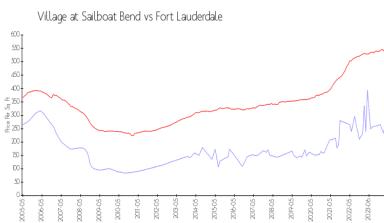
Building Association Information

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: 2%
 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