

# Unit 333 SW 13th Ter - Village at Sailboat Bend

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

## Unit Information

MLS Number:	F10434482
Status:	Active
Size:	762 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	Garden View
List Price:	\$290,000
List PPSF:	\$381
Valuated Price:	\$198,000
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:	3
Building inventory for sale:	1%
Number of sales over the last 12 months:	9
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	2

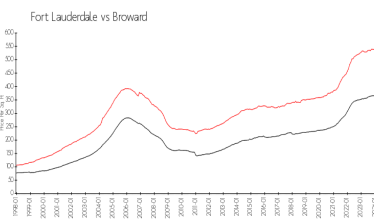
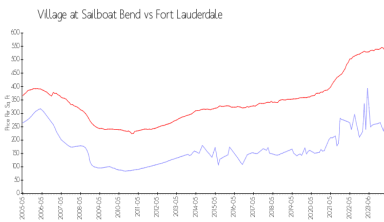
## Building Association Information

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 1%



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