

# Unit 811 - Gale (Tiffany House)

811 - 401 N Birch Rd, Fort Lauderdale, FL, Broward 33304

## Unit Information

MLS Number:	A11615774
Status:	Active
Size:	850 Sq ft.
Bedrooms:	2
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$799,000
List PPSF:	\$940
Valuated Price:	\$738,000
Valuated PPSF:	\$868

*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:	129
Number of active listings for rent:	0
Number of active listings for sale:	6
Building inventory for sale:	4%
Number of sales over the last 12 months:	7
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	1

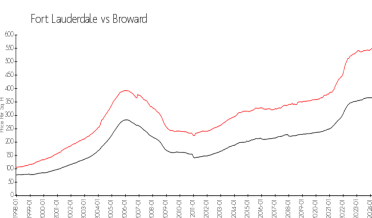
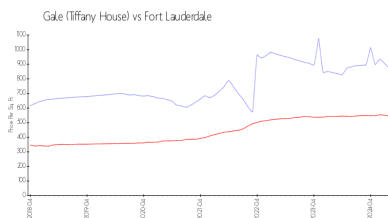
## Building Association Information

Tiffany House Condominium  
 Address: 401 N Birch Rd,  
 Fort Lauderdale, FL 33304  
 Phone: +1 954-947-0501

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1203	878 sq ft	Jun 2024	\$850,000	\$968
1212	821 sq ft	May 2024	\$763,000	\$929
602	1,286 sq ft	Apr 2024	\$1,200,000	\$933
713	826 sq ft	Mar 2024	\$730,000	\$884
712	812 sq ft	Jan 2024	\$720,000	\$887

## Market Information

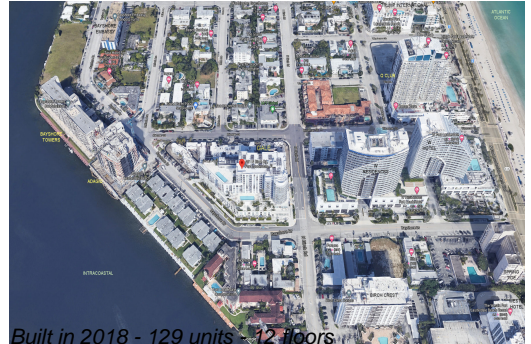


Gale (Tiffany House): \$872/sq. ft.  
 Fort Lauderdale: \$547/sq. ft.

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 Broward: \$346/sq. ft.

## Inventory for Sale

Gale (Tiffany House)	5%
Fort Lauderdale	5%
Broward	4%



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

Gale (Tiffany House)	82 days
Fort Lauderdale	84 days
Broward	72 days