

# Unit 1115 - Gale (Tiffany House)

1115 - 401 N Birch Rd, Fort Lauderdale, FL, Broward 33304

## Unit Information

MLS Number: A11693234  
 Status: Active  
 Size: 1,293 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: 2 Or More Spaces, Guest Parking, Valet Parking

View:  
 List Price: \$1,399,000  
 List PPSF: \$1,082  
 Valuated Price: \$1,158,000  
 Valuated PPSF: \$896

*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: 12  
 Building inventory for sale: 9%  
 Number of sales over the last 12 months: 6  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 0

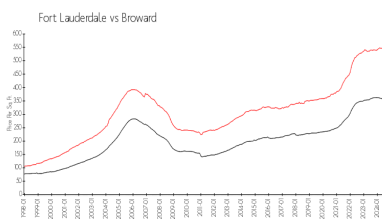
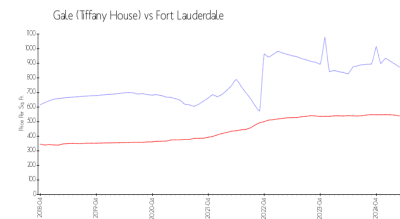
## Building Association Information

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



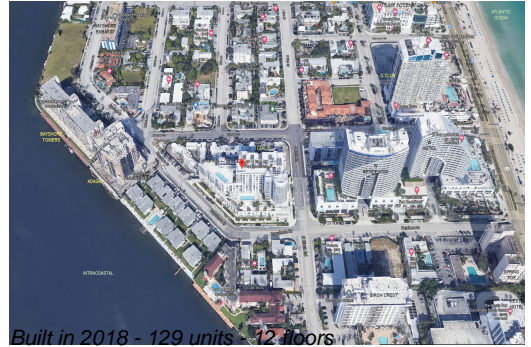
Gale (Tiffany House): \$873/sq. ft.  
 Fort Lauderdale: \$539/sq. ft.  
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 Broward: \$339/sq. ft.

## Inventory for Sale

Gale (Tiffany House) 9%  
 Fort Lauderdale 5%  
 Broward 4%

## Avg. Time to Close Over Last 12 Months

Gale (Tiffany House) 97 days



Fort Lauderdale  
Broward

86 days  
74 days