

Unit 409 - Gale (Tiffany House)

409 - 401 N Birch Rd, Fort Lauderdale, FL, Broward 33304

Unit Information

MLS Number: B26009341
 Status: Active
 Size: 844 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms: 0
 Parking Spaces: Covered, Detached Garage, Garage, Valet
 View: Other
 List Price: \$670,000
 List PPSF: \$794
 Valuated Price: \$633,000
 Valuated PPSF: \$750

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: 13
 Building inventory for sale: 10%
 Number of sales over the last 12 months: 4
 Number of sales over the last 6 months: 1
 Number of sales over the last 3 months: 1

Building Association Information

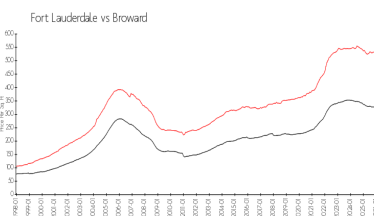
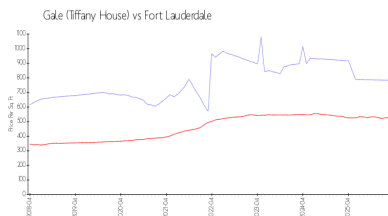
Tiffany House Condominium
 Address: 401 N Birch Rd,
 Fort Lauderdale, FL 33304
 Phone: +1 954-947-0501

<https://>

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|-------------|-------|
| 708 | 1,228 sq ft | Apr 2026 | \$1,050,000 | \$855 |
| 507 | 794 sq ft | Jul 2025 | \$775,000 | \$976 |
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| 816 | 840 sq ft | Jun 2025 | \$660,000 | \$786 |
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Market Information



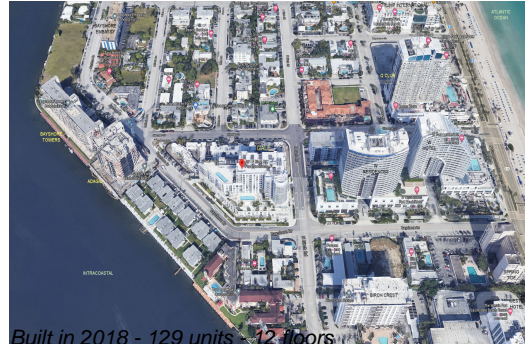
Gale (Tiffany House): \$783/sq. ft.
 Fort Lauderdale: \$522/sq. ft.

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 Broward: \$304/sq. ft.

Inventory for Sale

Gale (Tiffany House) 10%
 Fort Lauderdale 7%
 Broward 6%

Avg. Time to Close Over Last 12 Months



Gale (Tiffany House)
Fort Lauderdale
Broward

119 days
103 days
89 days