

Unit 401 - Gale (Tiffany House)

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

Unit Information

MLS Number:	F10447467
Status:	Active
Size:	934 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	Valet Parking
View:	Pool Area View,Water View
List Price:	\$825,000
List PPSF:	\$883
Valuated Price:	\$780,000
Valuated PPSF:	\$835

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:	10
Building inventory for sale:	7%
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

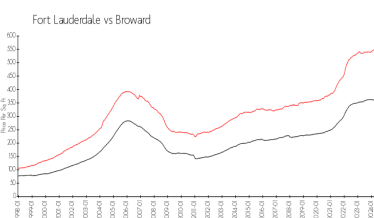
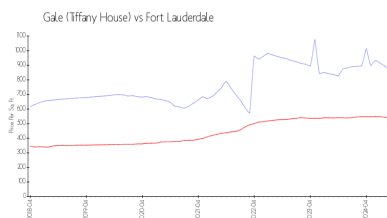
Building Association Information

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.

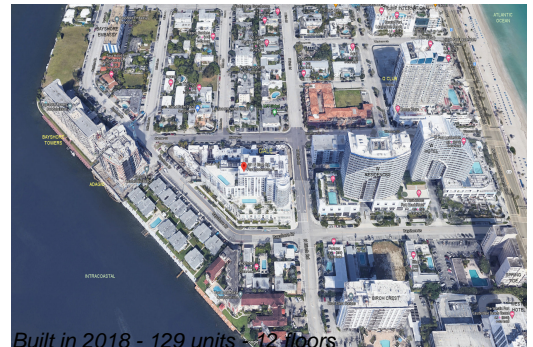
Fort Lauderdale: \$539/sq. ft.
Broward: \$340/sq. ft.

Inventory for Sale

Gale (Tiffany House)	8%
Fort Lauderdale	5%
Broward	4%

Avg. Time to Close Over Last 12 Months

Gale (Tiffany House)	97 days
Fort Lauderdale	86 days



Broward

74 days