

Unit TH4 - Gale (Tiffany House)

TH4 - 401 N Birch Rd, Fort Lauderdale, FL, Broward 33304

Unit Information

MLS Number:	F10460170
Status:	Active
Size:	1,488 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	Valet Parking
View:	Intracoastal View
List Price:	\$1,260,000
List PPSF:	\$847
Valuated Price:	\$1,199,000
Valuated PPSF:	\$806

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:	4
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	1

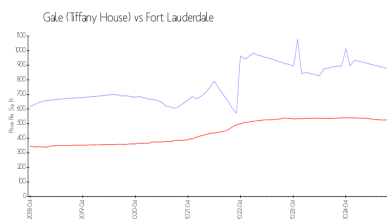
Building Association Information

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

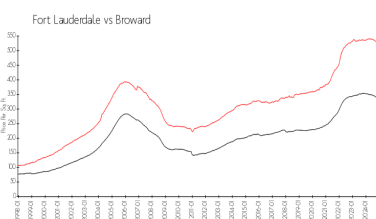
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1115	1,293 sq ft	Apr 2025	\$1,215,000	\$940
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

Market Information



Gale (Tiffany House): \$867/sq. ft.
Fort Lauderdale: \$521/sq. ft.



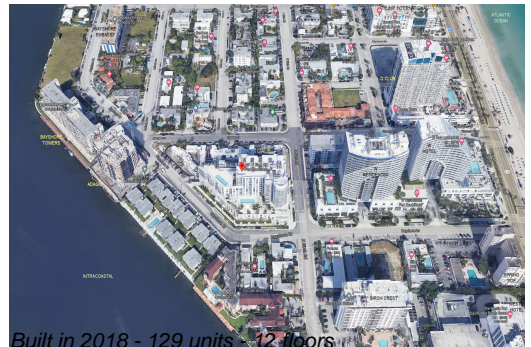
Fort Lauderdale: \$521/sq. ft.
Broward: \$324/sq. ft.

Inventory for Sale

Gale (Tiffany House)	8%
Fort Lauderdale	6%
Broward	5%

Avg. Time to Close Over Last 12 Months

Gale (Tiffany House)	101 days
Fort Lauderdale	92 days
Broward	83 days



Built in 2018 - 129 units - 12 floors