

Unit 1116 - Gale (Tiffany House)

1116 - 401 N Birch Rd, Fort Lauderdale, FL, Broward 33304

Unit Information

MLS Number:	F10464685
Status:	Active
Size:	841 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	1 Space, Valet Parking
View:	Ocean View, Water View
List Price:	\$859,000
List PPSF:	\$1,021
Valuated Price:	\$758,000
Valuated PPSF:	\$901

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:	11
Building inventory for sale:	8%
Number of sales over the last 12 months:	4
Number of sales over the last 6 months:	0
Number of sales over the last 3 months:	0

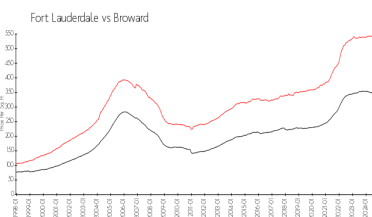
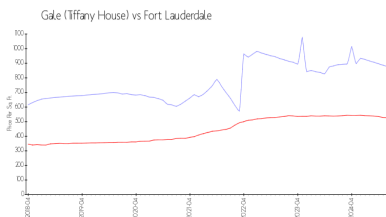
Building Association Information

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

Market Information



Gale (Tiffany House): \$879/sq. ft.
 Fort Lauderdale: \$527/sq. ft.

Fort Lauderdale: \$527/sq. ft.
 Broward: \$334/sq. ft.

Inventory for Sale

Gale (Tiffany House)	9%
Fort Lauderdale	6%
Broward	5%

Avg. Time to Close Over Last 12 Months

Gale (Tiffany House)	117 days
Fort Lauderdale	90 days
Broward	78 days

