

# Unit 504 - Gale (Tiffany House)

504 - 401 N Birch Rd, Fort Lauderdale, FL, Broward 33304

## Unit Information

MLS Number: F10470294  
 Status: Active  
 Size: 1,285 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Valet Parking  
 View: Intracoastal View, Pool Area View  
 List Price: \$1,199,000  
 List PPSF: \$933  
 Valuated Price: \$1,091,000  
 Valuated PPSF: \$849

*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

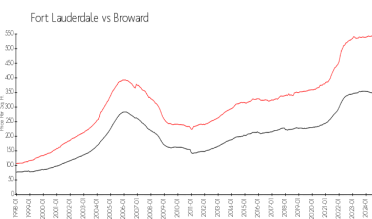
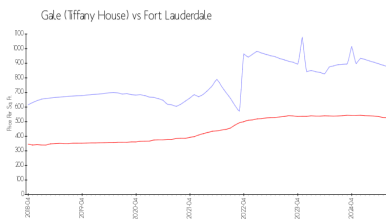
## Building Association Information

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.

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 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

