

Unit 703 - Gale (Tiffany House)

703 - 401 N Birch Rd, Fort Lauderdale, FL, Broward 33304

Unit Information

MLS Number: F10470502
 Status: Active
 Size: 1,285 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: 2 Or More Spaces
 View: Intracoastal View, Pool Area View
 List Price: \$1,225,000
 List PPSF: \$953
 Valuated Price: \$1,113,000
 Valuated PPSF: \$866

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

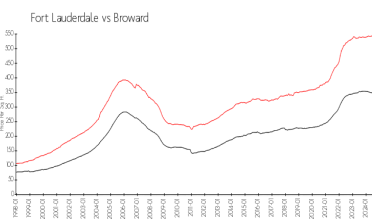
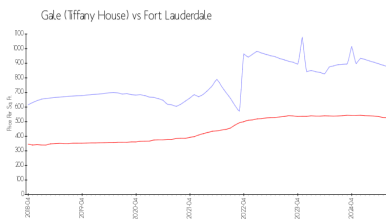
Building Association Information

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 89 days
 Broward 78 days

