

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:	\$1,175,000
List PPSF:	\$914
Valuated Price:	\$1,099,000
Valuated PPSF:	\$855

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

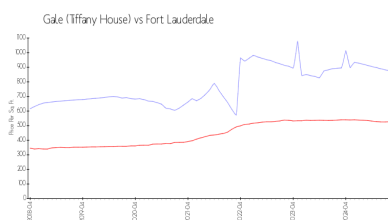
Building Association Information

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

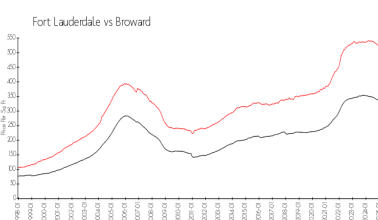
Recent Sales

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

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)	96 days
Fort Lauderdale	93 days
Broward	84 days

