

# Unit 409 - Gale (Tiffany House)

409 - 401 N Birch Rd, Fort Lauderdale, FL, Broward 33304

## Unit Information

|                 |                         |
|-----------------|-------------------------|
| MLS Number:     | F10473359               |
| Status:         | Active                  |
| Size:           | 844 Sq ft.              |
| Bedrooms:       | 1                       |
| Full Bathrooms: | 1                       |
| Half Bathrooms: | 0                       |
| Parking Spaces: | 1 Space,Covered Parking |
| View:           | Other View              |
| List Price:     | \$799,000               |
| List PPSF:      | \$947                   |
| Valuated Price: | \$707,000               |
| Valuated PPSF:  | \$838                   |

*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:      | 13  |
| Building inventory for sale:             | 10% |
| Number of sales over the last 12 months: | 5   |
| Number of sales over the last 6 months:  | 0   |
| Number of sales over the last 3 months:  | 0   |

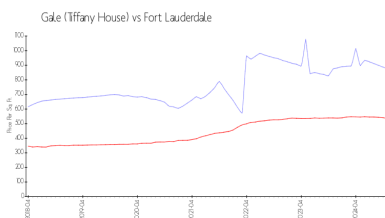
## Building Association Information

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

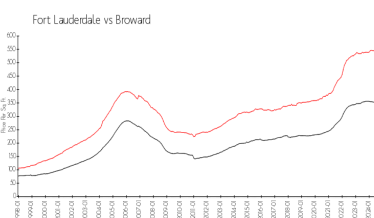
## Recent Sales

| 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 |
| 712    | 812 sq ft   | Jan 2024     | \$720,000   | \$887 |

## Market Information



Gale (Tiffany House): \$876/sq. ft.  
Fort Lauderdale: \$535/sq. ft.



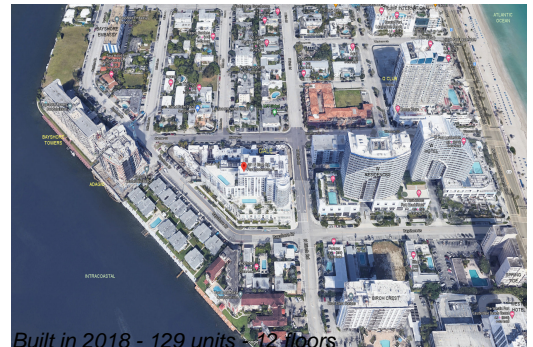
Fort Lauderdale: \$535/sq. ft.  
Broward: \$334/sq. ft.

## Inventory for Sale

|                      |     |
|----------------------|-----|
| Gale (Tiffany House) | 10% |
| Fort Lauderdale      | 6%  |
| Broward              | 5%  |

## Avg. Time to Close Over Last 12 Months

|                      |         |
|----------------------|---------|
| Gale (Tiffany House) | 89 days |
| Fort Lauderdale      | 89 days |



Broward

76 days