

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

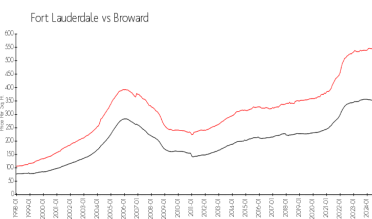
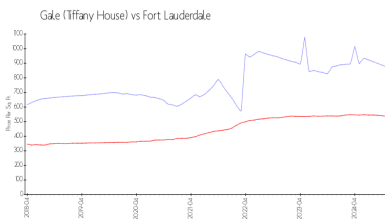
Building Association Information

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.

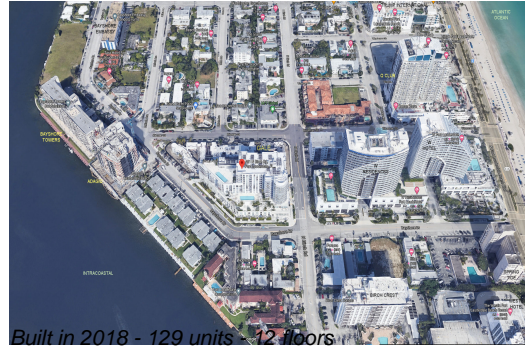
Fort Lauderdale: \$535/sq. ft.
 Broward: \$334/sq. ft.

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