

Unit TH3 - Gale (Tiffany House)

TH3 - 401 N Birch Rd, Fort Lauderdale, FL, Broward 33304

Unit Information

MLS Number:	F10530109
Status:	Active
Size:	1,630 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	Covered Parking,Valet Parking
View:	
List Price:	\$1,285,000
List PPSF:	\$788
Valuated Price:	\$1,259,000
Valuated PPSF:	\$772

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:	0

Building Association Information

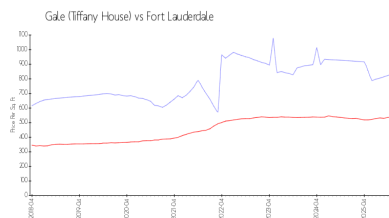
Tiffany House Condominium
Address: 401 N Birch Rd,
Fort Lauderdale, FL 33304
Phone: +1 954-947-0501

<https://>

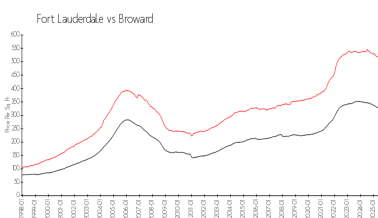
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
507	794 sq ft	Jul 2025	\$775,000	\$976
816	840 sq ft	Jun 2025	\$660,000	\$786
1115	1,293 sq ft	Apr 2025	\$1,215,000	\$940

Market Information



Gale (Tiffany House):\$831/sq. ft.
Fort Lauderdale: \$535/sq. ft.



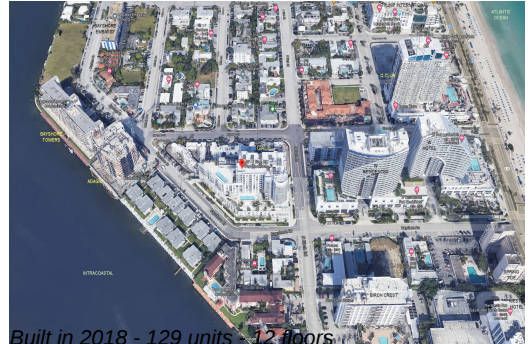
Fort Lauderdale: \$535/sq. ft.
Broward: \$311/sq. ft.

Inventory for Sale

Gale (Tiffany House)	8%
Fort Lauderdale	4%
Broward	4%

Avg. Time to Close Over Last 12 Months

Gale (Tiffany House)	135 days
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Built in 2018 - 129 units - 12 floors

Fort Lauderdale
Broward

101 days
88 days