

Unit 504 - Gale (Tiffany House)

504 - 401 N Birch Rd, Fort Lauderdale, FL, Broward 33304

Unit Information

MLS Number: F10530131
 Status: Active
 Size: 1,285 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: 1 Space,Valet Parking
 View:
 List Price: \$1,125,000
 List PPSF: \$875
 Valuated Price: \$1,032,000
 Valuated PPSF: \$803

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

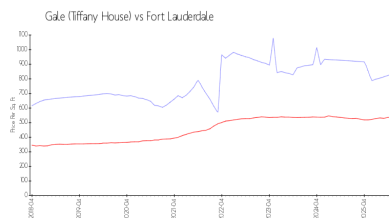
Tiffany House Condominium
 Address: 401 N Birch Rd,
 Fort Lauderdale, FL 33304
 Phone: +1 954-947-0501

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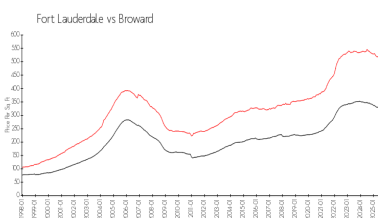
Recent Sales

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.



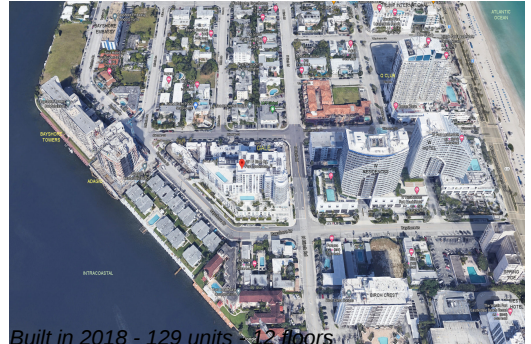
Fort Lauderdale: \$535/sq. ft.
 Broward: \$311/sq. ft.

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



Fort Lauderdale
Broward

100 days
88 days