

# Unit 413 - Gale (Tiffany House)

413 - 401 N Birch Rd, Fort Lauderdale, FL, Broward 33304

## Unit Information

MLS Number: F10530136  
Status: Active  
Size: 826 Sq ft.  
Bedrooms: 1  
Full Bathrooms: 1  
Half Bathrooms: 0  
Parking Spaces: Valet Parking  
View:  
List Price: \$770,000  
List PPSF: \$932  
Valuated Price: \$657,000  
Valuated PPSF: \$795

*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

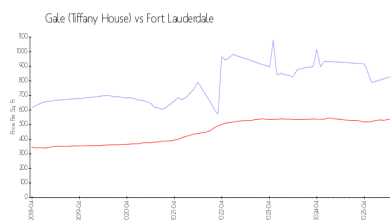
Tiffany House Condominium  
Address: 401 N Birch Rd,  
Fort Lauderdale, FL 33304  
Phone: +1 954-947-0501

<https://>

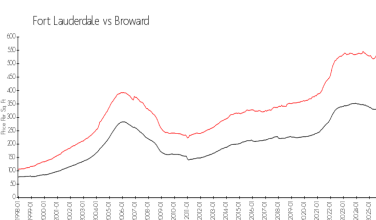
## Recent Sales

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



Fort Lauderdale  
Broward

100 days  
88 days