

Unit 702 - Gale (Tiffany House)

702 - 401 N Birch Rd, Fort Lauderdale, FL, Broward 33304

Unit Information

MLS Number: F10535370
Status: Active
Size: 1,286 Sq ft.
Bedrooms: 2
Full Bathrooms: 2
Half Bathrooms: 0
Parking Spaces: 1 Space,Valet Parking
View:
List Price: \$1,295,000
List PPSF: \$1,007
Valuated Price: \$1,053,000
Valuated PPSF: \$819

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

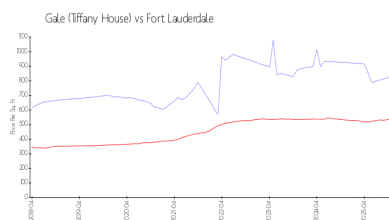
Tiffany House Condominium
Address: 401 N Birch Rd,
Fort Lauderdale, FL 33304
Phone: +1 954-947-0501

<https://>

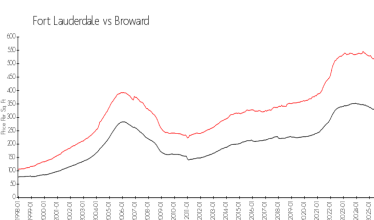
Recent Sales

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.



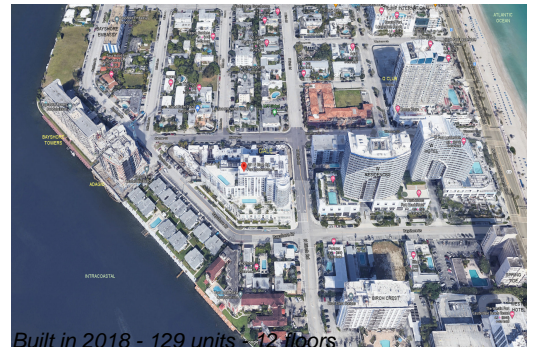
Fort Lauderdale: \$535/sq. ft.
Broward: \$311/sq. ft.

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