

Unit 1103 - Gale (Tiffany House)

1103 - 401 N Birch Rd, Fort Lauderdale, FL, Broward 33304

Unit Information

MLS Number:	F10535746
Status:	Active
Size:	930 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	1 Space,Guest Parking
View:	
List Price:	\$896,000
List PPSF:	\$963
Valuated Price:	\$748,000
Valuated PPSF:	\$852

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:	11
Building inventory for sale:	8%
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

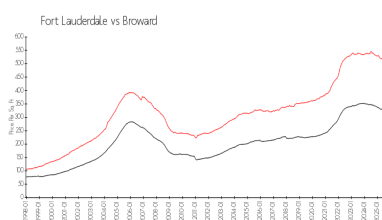
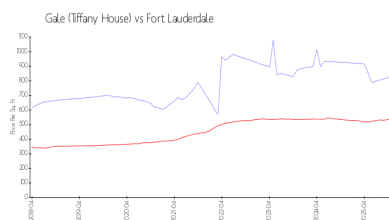
Tiffany House Condominium
Address: 401 N Birch Rd,
Fort Lauderdale, FL 33304
Phone: +1 954-947-0501

<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.

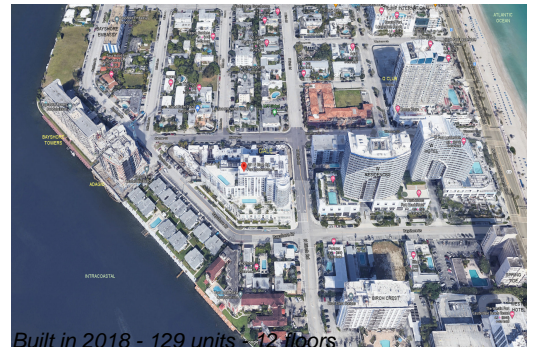
Fort Lauderdale: \$535/sq. ft.
Broward: \$311/sq. ft.

Inventory for Sale

Gale (Tiffany House)	9%
Fort Lauderdale	4%
Broward	4%

Avg. Time to Close Over Last 12 Months

Gale (Tiffany House)	135 days
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Fort Lauderdale
Broward

100 days
88 days