

Unit 812 - Gale (Tiffany House)

812 - 401 N Birch Rd, Fort Lauderdale, FL, Broward 33304

Unit Information

MLS Number: F10546531
 Status: Active
 Size: 826 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms: 0
 Parking Spaces: Attached, Attached Carport, Attached Garage, Carport, Garage, Guest, Valet
 View: Other
 List Price: \$695,000
 List PPSF: \$841
 Valuated Price: \$640,000
 Valuated PPSF: \$780

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: 13
 Building inventory for sale: 10%
 Number of sales over the last 12 months: 4
 Number of sales over the last 6 months: 1
 Number of sales over the last 3 months: 1

Building Association Information

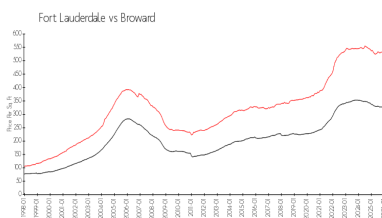
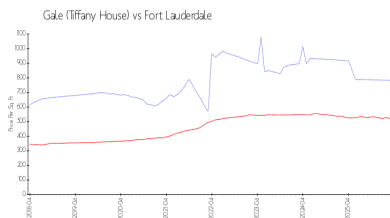
Tiffany House Condominium
 Address: 401 N Birch Rd,
 Fort Lauderdale, FL 33304
 Phone: +1 954-947-0501

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
708	1,228 sq ft	Apr 2026	\$1,050,000	\$855
507	794 sq ft	Jul 2025	\$775,000	\$976
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816	840 sq ft	Jun 2025	\$660,000	\$786
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Market Information

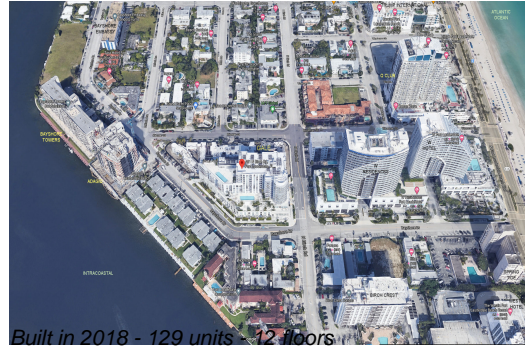


Gale (Tiffany House): \$783/sq. ft.
 Fort Lauderdale: \$522/sq. ft.

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 Broward: \$304/sq. ft.

Inventory for Sale

Gale (Tiffany House) 10%
 Fort Lauderdale 7%
 Broward 6%



Avg. Time to Close Over Last 12 Months

Gale (Tiffany House)	119 days
Fort Lauderdale	103 days
Broward	89 days