

Unit 1100 - Gale (Tiffany House)

1100 - 401 N Birch Rd, Fort Lauderdale, FL, Broward 33304

Unit Information

MLS Number: F10551815
Status: Active
Size: 2,006 Sq ft.
Bedrooms: 3
Full Bathrooms: 3
Half Bathrooms: 1
Parking Spaces: Attached, Attached
Garage, Covered, Garage, Valet
View: Ocean, Intracoastal, Water
List Price: \$2,630,000
List PPSF: \$1,311
Valuated Price: \$1,770,000
Valuated PPSF: \$884

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

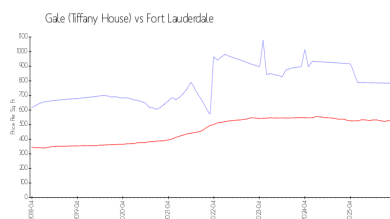
Tiffany House Condominium
Address: 401 N Birch Rd,
Fort Lauderdale, FL 33304
Phone: +1 954-947-0501

<https://>

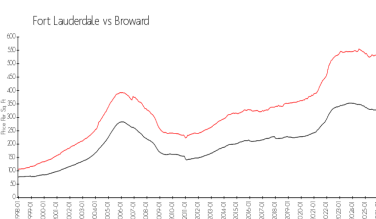
Recent Sales

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



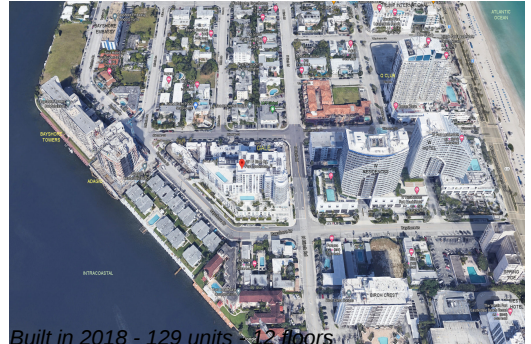
Gale (Tiffany House): \$783/sq. ft.
Fort Lauderdale: \$522/sq. ft.



Fort Lauderdale: \$522/sq. ft.
Broward: \$306/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