

# Unit 1203 - Gale (Tiffany House)

1203 - 401 N Birch Rd, Fort Lauderdale, FL, Broward 33304

## Unit Information

MLS Number:	RX-10941537
Status:	Active
Size:	878 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	2+ Spaces,Covered
View:	Intracoastal
List Price:	\$899,000
List PPSF:	\$1,024
Valuated Price:	\$858,000
Valuated PPSF:	\$977

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

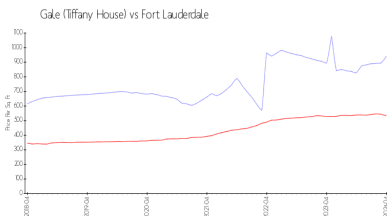
## Building Association Information

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
713	826 sq ft	Mar 2024	\$730,000	\$884
712	812 sq ft	Jan 2024	\$720,000	\$887
TH2	1,636 sq ft	Nov 2023	\$1,247,500	\$763
616	841 sq ft	Oct 2023	\$680,000	\$809
400		Jun 2023	\$1,745,000	
610	858 sq ft	Jun 2023	\$718,000	\$837

## Market Information

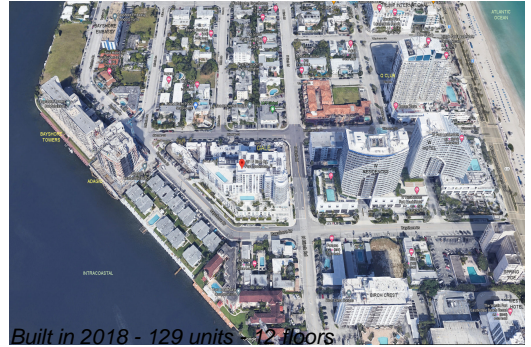


Gale (Tiffany House): \$943/sq. ft.  
 Fort Lauderdale: \$533/sq. ft.

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 Broward: \$351/sq. ft.

## Inventory for Sale

Gale (Tiffany House)	3%
Fort Lauderdale	4%
Broward	4%



**Avg. Time to Close Over Last 12 Months**

Gale (Tiffany House)	72 days
Fort Lauderdale	76 days
Broward	67 days