

Unit 1102 - Gale (Tiffany House)

1102 - 401 N Birch Rd, Fort Lauderdale, FL, Broward 33304

Unit Information

| | |
|-----------------|--|
| MLS Number: | F10407352 |
| Status: | Active |
| Size: | 1,286 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | 0 |
| Parking Spaces: | Covered Parking,Parking-Under Building,Valet Parking |
| View: | Intracoastal View,Ocean View,Water View |
| List Price: | \$1,800,000 |
| List PPSF: | \$1,400 |
| Valuated Price: | \$1,492,000 |
| Valuated PPSF: | \$1,160 |

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

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|--|-----|
| Number of units: | 129 |
| Number of active listings for rent: | 0 |
| Number of active listings for sale: | 1 |
| Building inventory for sale: | 0% |
| Number of sales over the last 12 months: | 7 |
| Number of sales over the last 6 months: | 3 |
| Number of sales over the last 3 months: | 2 |

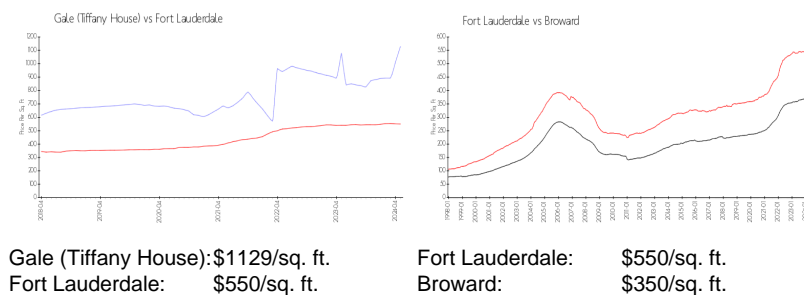
Building Association Information

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 |
|--------|-------------|--------------|-------------|-------|
| 1212 | 821 sq ft | May 2024 | \$763,000 | \$929 |
| 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 |

Market Information



Inventory for Sale

| | |
|----------------------|----|
| Gale (Tiffany House) | 1% |
| Fort Lauderdale | 4% |
| Broward | 3% |



Avg. Time to Close Over Last 12 Months

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|----------------------|---------|
| Gale (Tiffany House) | 75 days |
| Fort Lauderdale | 79 days |
| Broward | 68 days |