

# 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: \$1,244,000  
 Valuated PPSF: \$967

*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

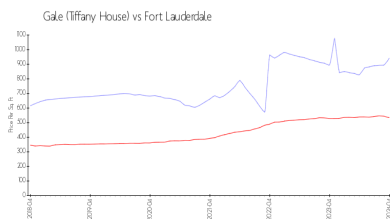
## Building Association Information

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

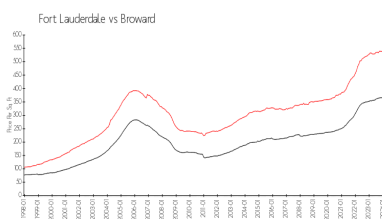
## Recent Sales

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



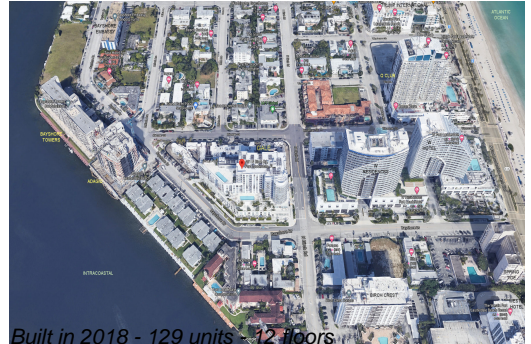
Gale (Tiffany House): \$943/sq. ft.  
 Fort Lauderdale: \$533/sq. ft.



Fort Lauderdale: \$533/sq. ft.  
 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)	75 days
Fort Lauderdale	76 days
Broward	67 days