

# Unit 2602 - Tao South

2602 - 2641 N Flamingo Rd, Sunrise, FL, Broward 33323

## Unit Information

MLS Number:	A11357848
Status:	Active Under Contract
Size:	954 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	2 Or More Spaces,Assigned Parking,Covered Parking
View:	
List Price:	\$312,300
List PPSF:	\$327
Valuated Price:	\$300,000
Valuated PPSF:	\$300

*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:	198
Number of active listings for rent:	3
Number of active listings for sale:	25
Building inventory for sale:	12%
Number of sales over the last 12 months:	38
Number of sales over the last 6 months:	17
Number of sales over the last 3 months:	9

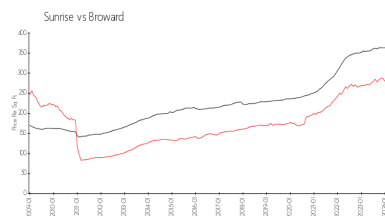
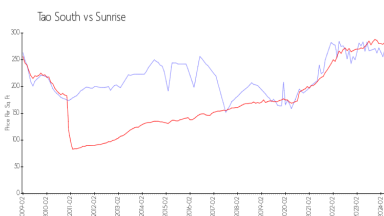
## Building Association Information

Tao Condominium  
(954) 837-0550

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2306S	1,165 sq ft	Mar 2024	\$345,000	\$296
2507S	954 sq ft	Mar 2024	\$300,000	\$314
1007s	954 sq ft	Feb 2024	\$315,000	\$330
802S	954 sq ft	Feb 2024	\$299,000	\$313
2308S	1,546 sq ft	Dec 2023	\$450,000	\$291
2203S	1,165 sq ft	Dec 2023	\$343,000	\$294

## Market Information



Tao South: \$270/sq. ft.  
Sunrise: \$282/sq. ft.

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Broward: \$348/sq. ft.

## Inventory for Sale

Tao South	13%
Sunrise	3%
Broward	3%



Built in 2009 - 198 units - 26 floors

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

Tao South	42 days
Sunrise	55 days
Broward	66 days