

# 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: \$285,000  
 Valuated PPSF: \$285

*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: 26  
 Building inventory for sale: 13%  
 Number of sales over the last 12 months: 38  
 Number of sales over the last 6 months: 20  
 Number of sales over the last 3 months: 11

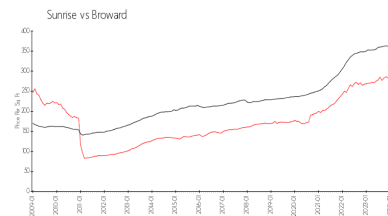
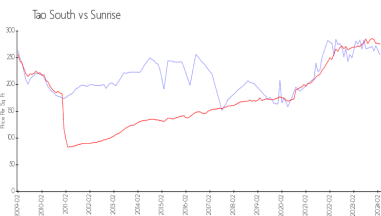
## Building Association Information

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: \$256/sq. ft.  
 Sunrise: \$276/sq. ft.

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 Broward: \$349/sq. ft.

## Inventory for Sale

Tao South 13%  
 Sunrise 3%  
 Broward 3%



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

Tao South	42 days
Sunrise	54 days
Broward	66 days