

# Unit 301 - Tao North

301 - 2641 N Flamingo Rd, Sunrise, FL, Broward 33323

## Unit Information

MLS Number:	A11376242
Status:	Active
Size:	957 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space, Guest Parking
View:	
List Price:	\$315,000
List PPSF:	\$329
Valuated Price:	\$249,000
Valuated PPSF:	\$239



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:	5
Number of active listings for sale:	11
Building inventory for sale:	5%
Number of sales over the last 12 months:	13
Number of sales over the last 6 months:	9
Number of sales over the last 3 months:	5

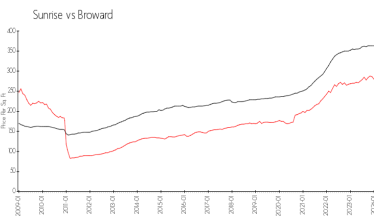
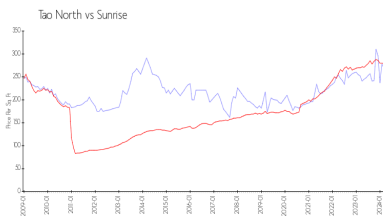
## Building Association Information

Tao Condominium  
(954) 837-0550

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1704 N	1,271 sq ft	Apr 2024	\$370,000	\$291
1807N	954 sq ft	Apr 2024	\$299,900	\$314
1806N	1,165 sq ft	Mar 2024	\$330,000	\$283
1501N	1,546 sq ft	Mar 2024	\$493,000	\$319
1507N	954 sq ft	Feb 2024	\$285,000	\$299

## Market Information



Tao North:	\$273/sq. ft.	Sunrise:	\$282/sq. ft.
Sunrise:	\$282/sq. ft.	Broward:	\$348/sq. ft.

## Inventory for Sale

Tao North	6%
Sunrise	3%
Broward	3%

## Avg. Time to Close Over Last 12 Months

Tao North  
Sunrise  
Broward

92 days  
55 days  
66 days