

Unit TH6 - Tao South

TH6 - 2641 N Flamingo Rd, Sunrise, FL, Broward 33323

Unit Information

MLS Number:	A11420805
Status:	X-Active
Size:	2,100 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces,Assigned Parking,Covered Parking,Guest Parking,Parking-Under Building
View:	
List Price:	\$611,000
List PPSF:	\$291
Valuated Price:	\$534,000
Valuated PPSF:	\$289

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.



Built in 2009 - 198 units - 26 floors

Building Information

Number of units:	198
Number of active listings for rent:	3
Number of active listings for sale:	23
Building inventory for sale:	11%
Number of sales over the last 12 months:	40
Number of sales over the last 6 months:	18
Number of sales over the last 3 months:	9

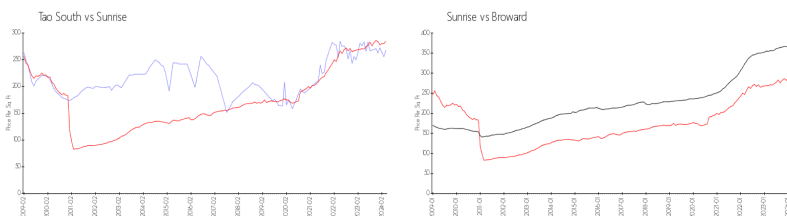
Building Association Information

Tao Condominium
(954) 837-0550

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2607S	954 sq ft	May 2024	\$315,000	\$330
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

Market Information



Tao South: \$268/sq. ft.
Sunrise: \$285/sq. ft.

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Broward: \$351/sq. ft.

Inventory for Sale

Tao South	12%
Sunrise	3%
Broward	4%

Avg. Time to Close Over Last 12 Months

Tao South	41 days
Sunrise	56 days
Broward	67 days