

Unit TH6 - Tao South

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

Unit Information

MLS Number: A11420805
 Status: 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: \$537,000
 Valuated PPSF: \$291



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

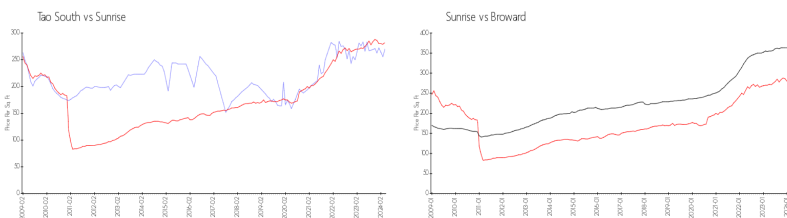
Building Association Information

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.
 Sunrise: \$282/sq. ft. Broward: \$348/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	55 days
Broward	66 days