

Unit 2403 - Tao South

2403 - 2641 N Flamingo Rd, Sunrise, FL, Broward 33323

Unit Information

MLS Number: A11425769
 Status: Active
 Size: 1,165 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space,Covered Parking,Other Parking
 View:
 List Price: \$350,000
 List PPSF: \$300
 Valuated Price: \$350,000
 Valuated PPSF: \$280

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

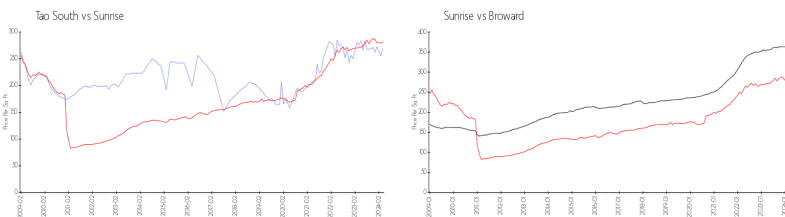
Building Association Information

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
Sunrise
Broward

42 days
55 days
66 days