

# Unit 2705 - Tao South

2705 - 2641 N Flamingo Rd, Sunrise, FL, Broward 33323

## Unit Information

MLS Number: A11513625  
 Status: Active  
 Size: 0 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Covered Parking  
 View:  
 List Price: \$384,900  
 Valuated Price: \$389,000  
 Valuated PPSF: \$288

*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

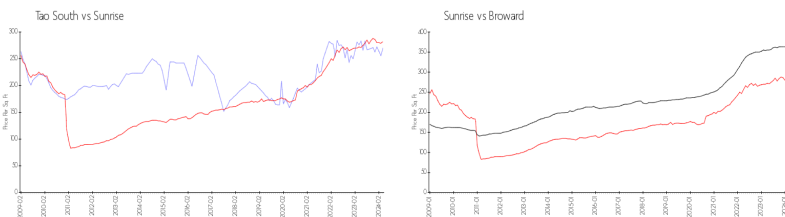
## Building Association Information

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