

Unit 403 - Tao South

403 - 2641 N Flamingo Rd, Sunrise, FL, Broward 33323

Unit Information

MLS Number:	A11543185
Status:	Active
Size:	1,165 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	Assigned Parking,Covered Parking,Guest Parking
View:	
List Price:	\$370,000
List PPSF:	\$318
Valuated Price:	\$289,000
Valuated PPSF:	\$231

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

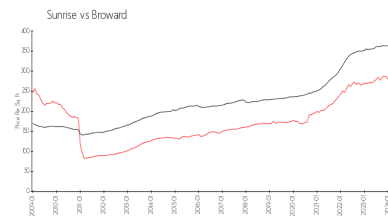
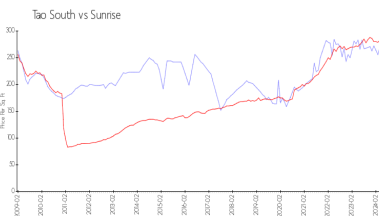
Building Association Information

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.

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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