

Unit 1406 - Tao South

1406 - 2641 N Flamingo Rd, Sunrise, FL, Broward 33323

Unit Information

MLS Number: A11557809
 Status: Active
 Size: 1,165 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Detached
 View:
 List Price: \$365,000
 List PPSF: \$313
 Valuated Price: \$351,000
 Valuated PPSF: \$281

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

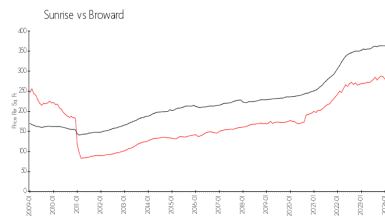
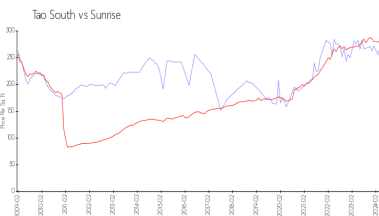
Building Association Information

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 |