

Unit 1804 - Tao North

1804 - 2641 N Flamingo Rd, Sunrise, FL, Broward 33323

Unit Information

MLS Number:	A11564235
Status:	Active
Size:	1,271 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	2 Or More Spaces
View:	
List Price:	\$380,000
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:	5
Number of active listings for sale:	11
Building inventory for sale:	5%
Number of sales over the last 12 months:	14
Number of sales over the last 6 months:	10
Number of sales over the last 3 months:	5

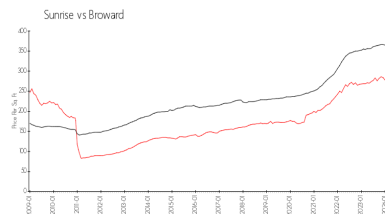
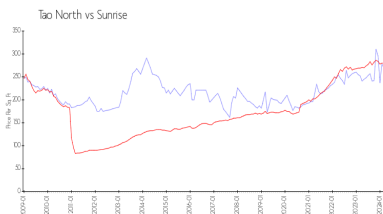
Building Association Information

Tao Condominium
(954) 837-0550

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1408N	1,570 sq ft	May 2024	\$400,000	\$255
1704 N	1,271 sq ft	Apr 2024	\$370,000	\$291
1807N	954 sq ft	Apr 2024	\$299,900	\$314
1806N	1,165 sq ft	Mar 2024	\$330,000	\$283
1501N	1,546 sq ft	Mar 2024	\$493,000	\$319

Market Information



Tao North: \$273/sq. ft.
Sunrise: \$285/sq. ft.

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Broward: \$351/sq. ft.

Inventory for Sale

Tao North	6%
Sunrise	3%
Broward	4%

Avg. Time to Close Over Last 12 Months

Tao North	91 days
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Built in 2009 - 198 units - 26 floors

Sunrise
Broward

56 days
67 days