

Unit 603 - Tao North

603 - 2641 N Flamingo Rd, Sunrise, FL, Broward 33323

Unit Information

MLS Number: A11578396
 Status: Active
 Size: 1,165 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Covered Parking,Guest Parking
 View:
 List Price: \$424,000
 List PPSF: \$364
 Valuated Price: \$280,000
 Valuated PPSF: \$224

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: 9
 Building inventory for sale: 4%
 Number of sales over the last 12 months: 14
 Number of sales over the last 6 months: 9
 Number of sales over the last 3 months: 5

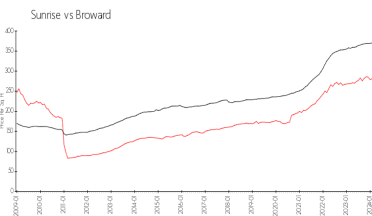
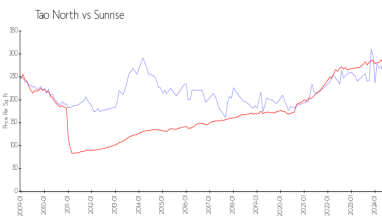
Building Association Information

Tao Condominium
 (954) 837-0550

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1708n	1,570 sq ft	Jun 2024	\$505,000	\$322
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: \$261/sq. ft. Sunrise: \$281/sq. ft.
 Sunrise: \$281/sq. ft. Broward: \$351/sq. ft.

Inventory for Sale

Tao North: 5%
 Sunrise: 3%
 Broward: 4%



Avg. Time to Close Over Last 12 Months

Tao North	94 days
Sunrise	58 days
Broward	69 days