

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:	10
Building inventory for sale:	5%
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:	4

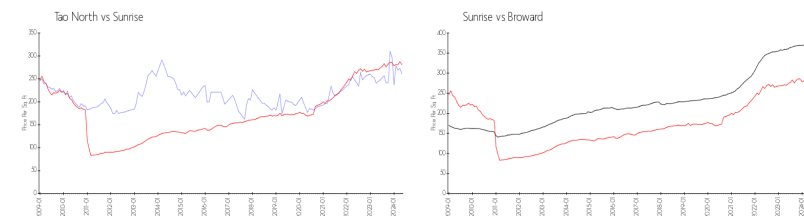
Building Association Information

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	99 days
Sunrise	58 days
Broward	69 days