

# Unit 2302 - Tao South

2302 - 2641 N Flamingo Rd, Sunrise, FL, Broward 33323

## Unit Information

MLS Number: A11605398  
 Status: Active  
 Size: 954 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces:  
 View:  
 Rental Price: \$2,400  
 List PPSF: \$3  
 Valuated Price: \$288,000  
 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.*

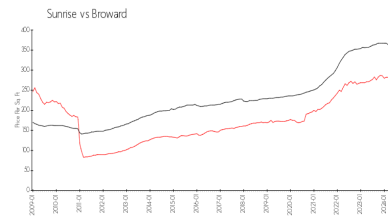
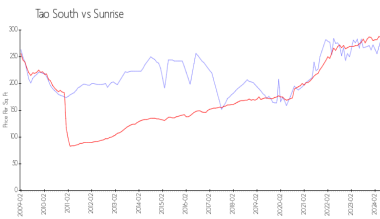
## Building Information

Number of units: 198  
 Number of active listings for rent: 3  
 Number of active listings for sale: 26  
 Building inventory for sale: 13%  
 Number of sales over the last 12 months: 37  
 Number of sales over the last 6 months: 18  
 Number of sales over the last 3 months: 7

## Building Association Information

Tao Condominium  
 (954) 837-0550

## Market Information



Tao South: \$267/sq. ft.      Sunrise: \$285/sq. ft.  
 Sunrise: \$285/sq. ft.      Broward: \$349/sq. ft.

## Inventory for Sale

Tao South 13%  
 Sunrise 3%  
 Broward 4%

## Avg. Time to Close Over Last 12 Months

Tao South 48 days  
 Sunrise 62 days  
 Broward 70 days

